



PLANNING AND ZONING COMMISSION AGENDA

Tuesday, January 21, 2020

6:00 p.m.

**Council Chambers, Addison Town Hall
5300 Belt Line Road, Dallas, Texas 75254**

Pledge of Allegiance

1. Discuss and take action regarding the selection of a Chair and Vice-Chair for the Planning and Zoning Commission.

Consent Agenda:

All items listed under the Consent Agenda are considered routine and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the Consent Agenda and discussed separately.

2. Discuss and take action regarding approval of the minutes of the November 18, 2019 Joint Meeting of the City Council and Planning and Zoning Commission.
3. Discuss and take action regarding approval of the minutes of the November 19, 2019 Planning and Zoning Commission meeting.

Regular Agenda:

4. **PUBLIC HEARING** Case 1808-SUP/Remington's. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4580 Belt Line Road, which property is currently zoned Local Retail (LR), by approving a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only, in order to allow relocation and expansion of the bar area within an existing restaurant space.

5. **PUBLIC HEARING** Case 1807-Z/Village on the Parkway. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on a 31-acre property located at 5100 Belt Line Road, which property is currently zoned PD, Planned Development, through Ordinance O12-001, by amending the development plans for a new office building with ground floor retail.
6. **PUBLIC HEARING** Case 1810-SUP/Vidorra. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road Suite 410, which property is currently zoned PD, Planned Development, through Ordinance O12-001, by approving a Special Use Permit for a new restaurant with the sale of alcoholic beverages for on-premises consumption only.
7. Discuss and take action on the 2019 Planning and Zoning Commission Annual Report.

NOTE: The Planning & Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

Adjourn Meeting

Posted: _____

Irma Parker, City Secretary

Friday, January 17, 2020

Time: 10:42 am

**THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS WITH
DISABILITIES. PLEASE CALL (972) 450-7017 AT LEAST
48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.**

Planning & Zoning Commission

Meeting Date: 01/21/2020

Agenda Caption:

Discuss and take action regarding the selection of a Chair and Vice-Chair for the Planning and Zoning Commission.

Planning & Zoning Commission

Meeting Date: 01/21/2020

Agenda Caption:

Discuss and take action regarding approval of the minutes of the November 18, 2019 Joint Meeting of the City Council and Planning and Zoning Commission.

Attachments

November 18, 2019 Minutes

OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL and PLANNING & ZONING COMMISSION SPECIAL JOINT MEETING

Monday, November 18, 2019 @ 6:00 p.m.

Addison Conference & Theatre Centre

Buckthorn & Sycamore Rooms

15650 Addison Road, Addison, TX 75001

Council Members Present:

Mayor Joe Chow; Mayor Pro Tempore Tom Braun; Deputy Mayor Pro Tempore Lori Ward; Council Member Ivan Hughes; Council Member Guillermo Quintanilla; Council Member Paul Walden; Council Member Marlin Willesen

Planning and Zoning Commission Members Present:

Chairman Kathryn Wheeler; Commissioner Robert Catalani; Commissioner John Meleky; Commissioner Eileen Resnik; Commissioner Tom Souers

Planning and Zoning Commission Member Absent: Commissioner Jerry Dougan was absent.

1. **Call Meeting to Order:**

Mayor Chow called the Council meeting to order.

Planning & Zoning Chair Kathryn Wheeler called the Planning & Zoning Commission meeting to order.

JOINT WORK SESSION

2. **Present and Discuss the Development Code Review Process and Solicit Feedback on Proposed Zoning Districts and Land Uses Allowed in Each District in the Draft Unified Development Code.**

Presentation: Consultant Matt Goebel with Clarion Associates introduced himself and reviewed the Unified Development Code project. He reminded Council and P&Z Commission members that

Addison's current Municipal Code includes sections for Zoning, Subdivision, Signs, and Landscaping, and this Unified Development Code project is to consolidate those sections. The goal is to streamline the development review process. Mr. Goebel also stated that this process will not affect the existing Planned Developments (PDs), however the improved Zoning will possibly result in fewer PDs in the future.

Mr. Goebel advised that the project is half-way through the consolidation process and this presentation is a review of Part 1 of the draft. He stated that Part 2 is currently being reviewed by Addison staff and is expected to be presented to the City Council and the P&Z Commission in early 2020. The document will be reviewed and revised several times prior to approval later in 2020.

Mr. Goebel stated that in this meeting Article 2: Zoning Districts and Article 3: Use Regulations will be reviewed. He added that the current Land Use Map will not be substantially changed.

Mr. Goebel told the Council and P&Z members that in the Zoning portion of the Code some Districts will be revised, eliminated or consolidated. He reviewed factors for establishing new Districts and provided some details as to the current Zoning tables compared to the proposed new tables. An overlay map of current Zoning Districts and proposed Zoning Districts was requested so Council could have a better understanding of the proposed changes. Mr. Goebel advised that can be provided and will be discussed at a future meeting.

A question was raised as to the affect Zoning changes might have on existing businesses. It was stated that the new Development Code will contain language such that these businesses will not be considered non-conforming. It was clarified that if an existing PD requests to change to the Zoning requirements and no longer be considered a PD, it would be up to the Council to approve that change.

Consultant Jim Spung provided the next segment of the presentation regarding the Use Regulations. He noted there are some uses being added, specifically Artisan Manufacturing, Temporary and Accessory Uses. He explained that a seasonal tent sale for example would be considered a Temporary Use. A lengthy discussion followed regarding Accessory Uses, particularly concerning garage conversions for habitation. It was pointed out if this is allowed, Building Code revisions would also be required.

Mr. Spung requested feedback, specifically regarding outdoor vehicles sales, auto repair (heavy or light), and lodging. He asked whether full-service hotels should be allowed by right and whether the current regulations should be more flexible. Mayor Chow suggested the consultants contact the local Hotel Association to obtain information about the four (4) categories of hotels. Restaurants and whether they should be allowed by right were also discussed. Mayor Chow advised that regulations for restaurants and sandwich shops should be different. It was clarified that establishments requesting alcohol sales will still require a Special Use Permit (SUP.).

The question of outside vehicle sales not being allowed was raised since there are such establishments currently. Charles Goff, Director of Development Services, responded that in 1992 the provision allowing outside vehicle sales was removed from the Code. Mr. Goff also provided information regarding auto repair facilities that exist in a largely industrial area along Midway

Road and noted that no complaints have been received.

A concern was raised as to the staff having authority to approve certain minor changes to a site plan. The consultants responded that the revised Code will have clear guidance as to what staff can approve and what will be forwarded to the P&Z and/or the Council. A question was also raised about the recently enacted House Bill 2439 prohibiting cities from regulating building materials. Mr. Goff advised that the Code will continue to have regulations included however they will not be enforced unless that law changes in the future.

Council requested to receive consultant questions in advance of the next meeting. It was noted that the website for this project is available to the public and reviewed how the site will be utilized throughout this Code review process. The public will be able to sign up on the website to receive updates on the project. The Council was encouraged to submit questions and feedback electronically at UDC@AddisonTX.gov.

Mayor Chow thanked the Committee, Charles Goff and City Manager Wes Pierson.

Adjourn Meeting

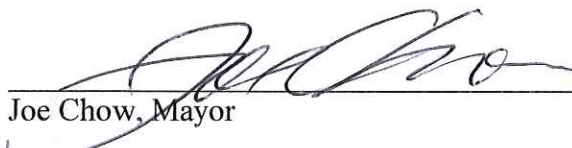
There being no further business to come before the Council, Mayor Chow adjourned the Council meeting.

There being no further business to come before the Planning & Zoning Commission, Chairman Kathryn Wheeler adjourned the Commission meeting.

TOWN OF ADDISON, TEXAS

CITY COUNCIL

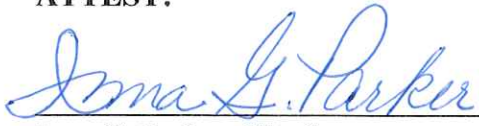
PLANNING & ZONING COMMISSION


Joe Chow, Mayor


Kathryn Wheeler, Chairman

ATTEST:

ATTEST:


Irma G. Parker, City Secretary


Olga Chernomorets
Planning & Development Manager



Planning & Zoning Commission

Meeting Date: 01/21/2020

Agenda Caption:

Discuss and take action regarding approval of the minutes of the November 19, 2019 Planning and Zoning Commission meeting.

Attachments

November 19, 2019 P&Z Minutes

DRAFT

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

November 19, 2019
6:00 P.M. - Council Chambers
Addison Town Hall, 5300 Belt Line Road

Present: Chair Kathryn Wheeler; Commissioner Robert Catalani;
Commissioner Jerry Dougan; Commissioner John Meleky;
Commissioner Eileen Resnik; Commissioner Tom Souers

Pledge of Allegiance

1. Discuss and take action regarding approval of the minutes of the August 20, 2019 Planning and Zoning Commission meeting.

Motion: Approval of the minutes with Commissioner Souers' name spelling corrected on pages three and four.

Moved by Commissioner John Meleky, Seconded by Commissioner Robert Catalani

AYE: Chair Kathryn Wheeler, Commissioner Robert Catalani,
Commissioner Jerry Dougan, Commissioner John Meleky,
Commissioner Eileen Resnik, Commissioner Tom Souers

Passed

2. AMENDING PLAT/ LOT 1-R AND LOT 2-R, 4500 BELT LINE ADDITION.
Presentation, discussion and consideration of an amending plat of two lots totaling 2.3214 acres located generally at 4500 Belt Line Road.

Discussion:

Charles Goff, Director of Development Services, presented the Staff Report.

Commissioner Resnik inquired whether information about the property subdivision potentially causing future redevelopment complications has

been shared with the buyer of this property. Charles Goff responded that the record has been created and Staff will request the current property owner make this information available to buyers in the future.

Motion: Approval of the request as presented.

Moved by Commissioner Eileen Resnik, Seconded by Commissioner Jerry Dougan

AYE: Chair Kathryn Wheeler, Commissioner Robert Catalani,
Commissioner Jerry Dougan, Commissioner John Meleky,
Commissioner Eileen Resnik, Commissioner Tom Souers

Passed

3. **PUBLIC HEARING** Case 1804-SUP/El Rincon. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5004 Addison Circle, which property is currently zoned Urban Center, UC, by approving a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only.

Discussion:

Charles Goff, Director of Development Services, presented the Staff Report.

Commissioner Dougan inquired about the reasoning behind reducing the outdoor patio area. Charles Goff responded that the right-of-way in Addison Circle extends all the up to the building line and the previous tenant had a license agreement with the property owner and the Town in order to extend the patio into a portion of the right-of-way. Using the right-of-way is accompanied by various stipulations and requirements, as well as possible insurance implications. For these reasons, the new tenant has decided not to pursue the license agreement.

Chair Kathryn Wheeler inquired about the restaurant name having the phrase “tequila bar” and whether this is going to cause issues with signage. Charles Goff stated that the applicant could not use the phrase in their exterior signage but it could be used on menus and interior signage.

The applicant, Rick Na, answered questions from the Commission regarding other restaurant locations, business operation, and marketing the new restaurant to Town residents.

Chair Kathryn Wheeler opened the meeting as a public hearing.

Public Hearing: There were no speakers on this item.

Chair Kathryn Wheeler closed the public hearing.

Motion: Recommend approval of the request with the following condition:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.

Moved by Commissioner John Meleky, Seconded by Commissioner Eileen Resnik

AYE: Chair Kathryn Wheeler, Commissioner Robert Catalani,
Commissioner Jerry Dougan, Commissioner John Meleky,
Commissioner Eileen Resnik, Commissioner Tom Souers

Passed

4. **PUBLIC HEARING** Case 1805-SUP/Chamberlain's. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5330 Belt Line Road, which property is currently zoned PD, Planned Development, through Ordinance 496, by approving a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only, in order to allow an expansion in floor area.

Discussion:

Charles Goff, Director of Development Services, presented the Staff Report.

The applicant, Richard Chamberlain, presented the proposal and answered questions from the Commission regarding the history of the cigar lounge component of the restaurant, the proposed expansion, and whether smoking will continue to be allowed inside.

Chair Kathryn Wheeler opened the meeting as a public hearing.

Public Hearing: There were no speakers on this item.

Chair Kathryn Wheeler closed the public hearing.

Motion: Recommend approval of the request with the following condition:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.

Moved by Commissioner Eileen Resnik, Seconded by Commissioner Jerry Dougan

AYE: Chair Kathryn Wheeler, Commissioner Robert Catalani, Commissioner Jerry Dougan, Commissioner John Meleky, Commissioner Eileen Resnik, Commissioner Tom Souers

Passed

5. **PUBLIC HEARING** Case 1806-SUP/TCA Portable School Building. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 17001 Addison Road, which property is currently zoned Planned Development, PD, through Ordinance O16-040, by approving a Special Use Permit for a temporary portable school building.

Discussion:

Charles Goff, Director of Development Services, presented the Staff Report.

Commissioner Dougan inquired about the school's plans if the requested five-year term expires prior to project completion. Charles Goff responded that the intent of the five-year term is to allow the school to continue uninterrupted operation throughout the construction process and if more time is needed, the school will come back to request an extension.

Commissioner Souers inquired who suggested the five-year term. Charles Goff stated that the term was suggested by the applicant.

The applicant's representatives, Bill Dahlstrom with Jackson Walker LLP and Duncan Fulton with GFF, answered questions from the Commission regarding the timeframe to fully implement the school's master plan, construction phasing, the accommodations of the temporary portable building, addition of utilities for the portable building, and the actual timing anticipated to complete this phase of the master plan.

Commissioner Meleky stated that he has been living next door to Trinity Christian Academy for 28 years and the school has maintained a high standard throughout all their development and redevelopment projects.

Chair Kathryn Wheeler opened the meeting as a public hearing.

Public Hearing: There were no speakers on this item.

Chair Kathryn Wheeler closed the public hearing.

Motion: Recommend approval of the request with the following condition:

- The proposed temporary portable school building shall be removed within a maximum of five years from the date of issuance of a Certificate of Occupancy.

Moved by Commissioner John Meleky, Seconded by Commissioner Eileen Resnik

AYE: Chair Kathryn Wheeler, Commissioner Robert Catalani,
Commissioner Jerry Dougan, Commissioner John Meleky,
Commissioner Eileen Resnik, Commissioner Tom Souers

Passed

There being no further business before the Commission, the meeting was adjourned.

Planning & Zoning Commission

Meeting Date: 01/21/2020

Agenda Caption:

Regular Agenda:

Planning & Zoning Commission

Meeting Date: 01/21/2020

Agenda Caption:

PUBLIC HEARING Case 1808-SUP/Remington's. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4580 Belt Line Road, which property is currently zoned Local Retail (LR), by approving a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only, in order to allow relocation and expansion of the bar area within an existing restaurant space.

Attachments

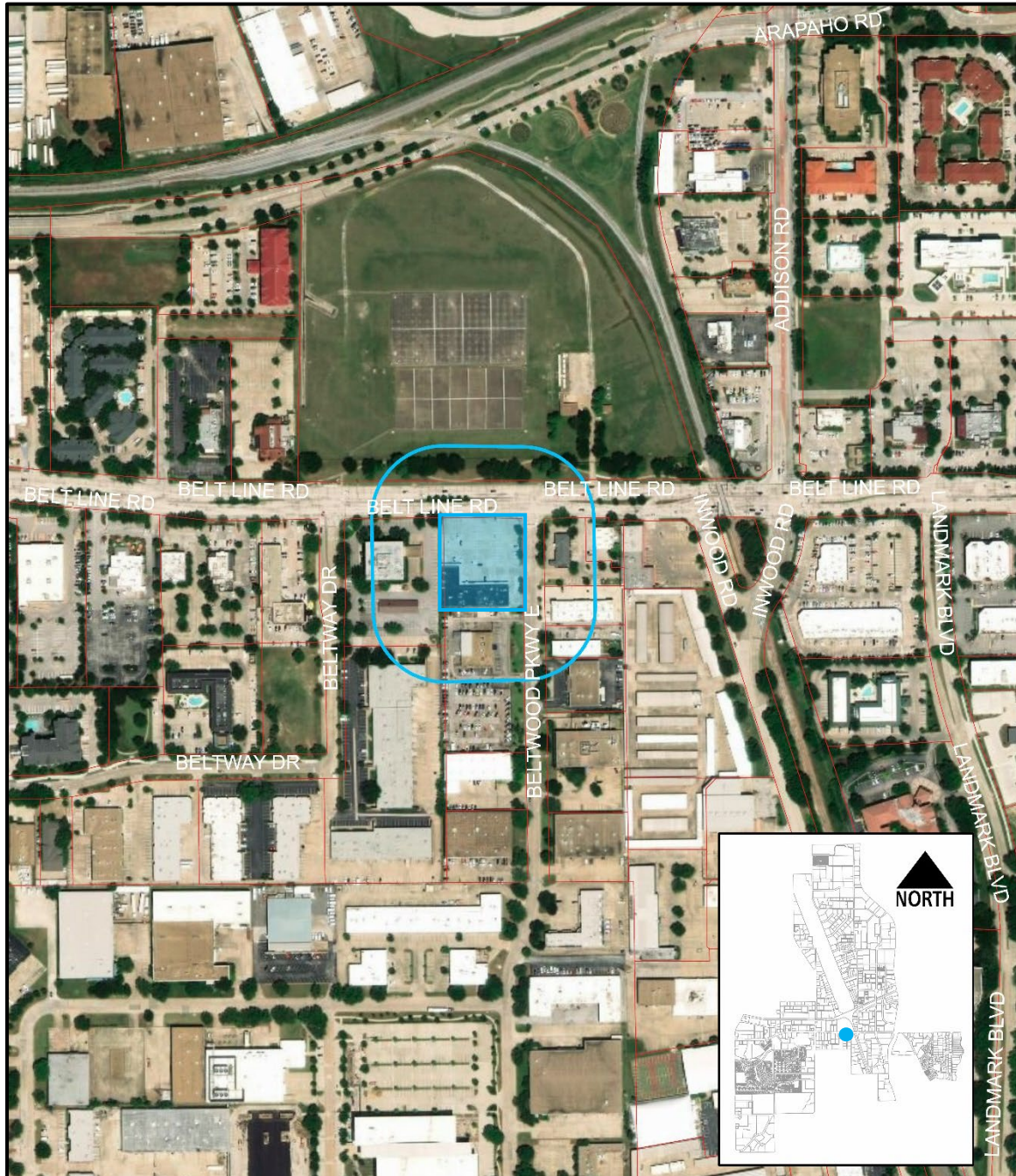
1808-SUP P&Z Packet

1808-SUP Plans

1808-SUP

PUBLIC HEARING Case 1808-SUP/Remington's. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4580 Belt Line Road, which property is currently zoned Local Retail (LR), by approving a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only, in order to allow relocation and expansion of the bar area within an existing restaurant space.

LOCATION MAP





January 16, 2020

STAFF REPORT

RE: 1808-SUP/Remington's

LOCATION: 4580 Belt Line Road

REQUEST: Approval of a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only, to allow relocation and expansion of the bar area within an existing restaurant space

APPLICANT: Heather Smith, Halo Studio Designs

DISCUSSION:

Background: This restaurant space is located within a small shopping center at the southwest corner of Belt Line Road and East Beltwood Parkway, which includes two other tenants, Addison Point and FedEx. Remington's Seafood Grill has occupied this restaurant space since 1979. In 1977, the space was approved as Sassi's Restaurant through Ordinance 360 and ultimately sold to Bill Tillett and Bill Remington in 1979 to continue restaurant operation specializing in oysters and seafood.

The applicant is proposing interior renovations and kitchen improvements, which are to include an upgraded grease trap. A part of the renovation includes relocating and expanding the bar area within the existing 3,965 square foot space. These actions trigger the requirement for a new Special Use Permit (SUP).

Proposed Plan: The applicant is requesting approval of a new SUP for a restaurant with the sale of alcoholic beverages for on-premises consumption only. The restaurant would maintain a total square footage of 3,965, inclusive of a 405 square foot bar area, seating 22. The remainder of the area is used for kitchen and dining, seating 129.

The floor plan shows that a majority of the existing floor plan will remain the same, with the exception of the bar being moved away from the back wall, closer to the center of the space, and slightly larger than existing.

Parking: This property is zoned Local Retail, LR, which requires a parking ratio of 1 space per 70 square feet for restaurants, in centers where restaurant square footage is more than 40% of the total building area, and 1 space per 200 square feet for retail space. This restaurant space is currently required to provide 57 parking spaces, the adjacent Addison Point restaurant, is required to provide 59 parking spaces, and the FedEx retail space is required to provide 30 parking spaces. The total parking requirement for this site is 146 parking spaces. The overall site plan shows a

total of 116 parking spaces provided on site. Given that the request for this restaurant space does not change the overall square footage, Staff believes that the parking requirement should not hinder this case.

Exterior Facades. Façade plans indicate that no exterior façade changes are being proposed.

Landscaping: The Town's Landscape Ordinance requires that properties be brought up to current standards, where possible, when they go through a zoning process. Previously, Staff had proposed that in cases where the SUP area is less than 25% of the total shopping center, the entire site should not be required to be brought into compliance. In this case, the requested SUP area is 29% of the total shopping center.

The landscape plans have been reviewed by the Parks Department for compliance with the Landscape Ordinance. The site currently has 4% landscape coverage, out of the required 20%, and a 5-foot landscape buffer along both street frontages, out of the required 25 feet, with very little existing shrubbery. The landscape plans show that new shrubs will be planted within the buffer in order to meet the parking lot screening requirement. The plans also show that where possible, area will be converted to landscaping and 5 shade trees will be planted in newly cut diamond tree beds throughout the parking lot in an effort to meet the shade tree requirement. As a result, the landscape coverage will increase to 4.7%. Given the existing conditions and limitations of this site, Staff believes that while the landscape plans do not fully meet all the requirements, the proposed improvements move the site closer into compliance while balancing the need to maintain sufficient parking.

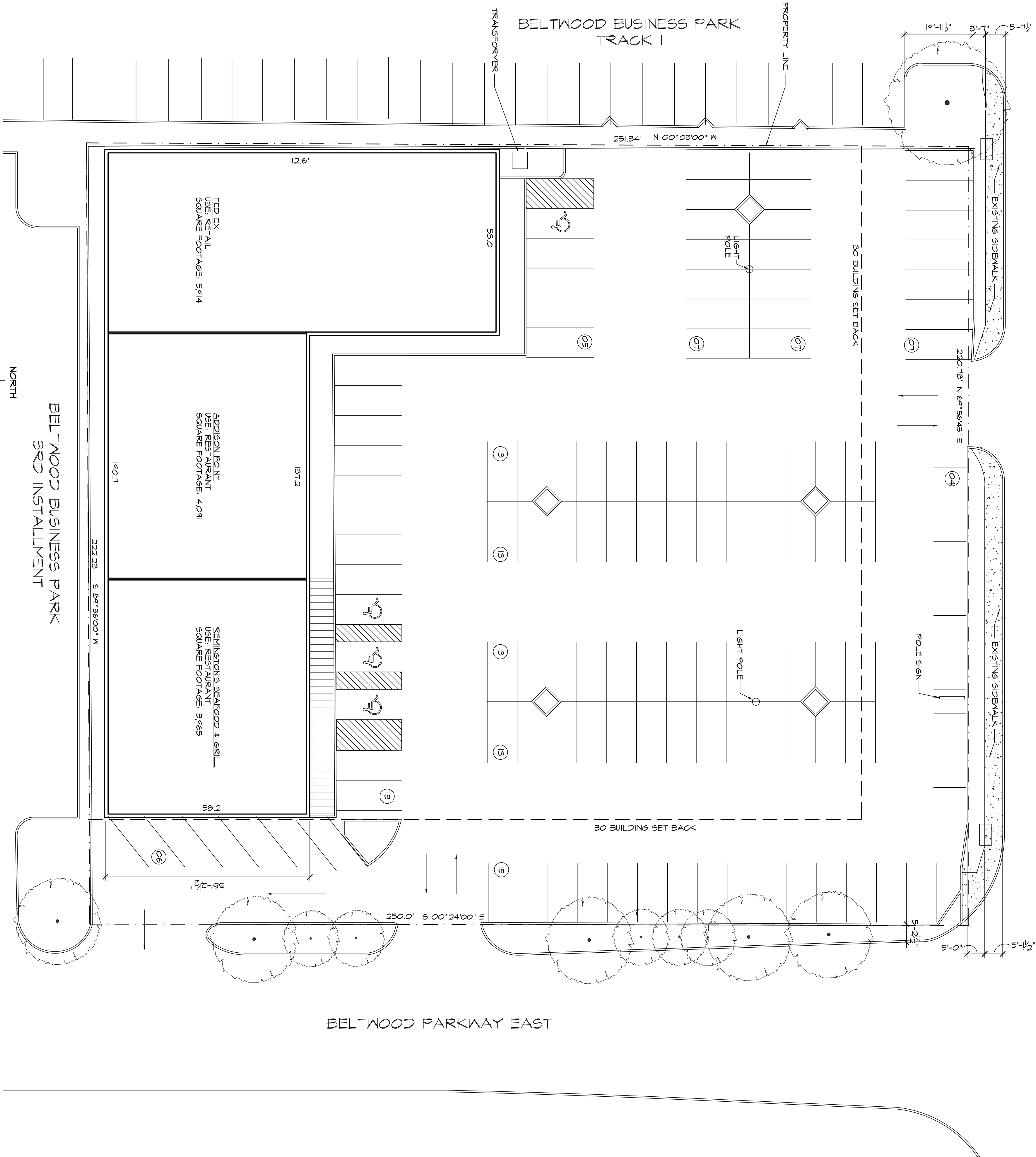
RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Remington's Seafood Grill has been a continuously operating restaurant space since 1979 without undergoing major renovations. The proposed renovation and bar relocation provide a facelift to one of the Town's older restaurant spaces, allowing it the opportunity to remain relevant among the influx of newer restaurant concepts. Staff believes that the property owner has put forth the effort to provide as much landscaping as possible without losing parking spaces.

Staff recommends approval of the request, subject to the following condition:

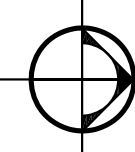
- Prior to the issuance of a building permit for the bar relocation and expansion, the applicant must upgrade the grease trap per the Town's Environmental Health Department requirements.
- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.

BELT LINE ROAD



01 SITE PLAN

SCALE: 1/16" = 1'-0"



NORTH

BELTWOOD BUSINESS PARK
3RD INSTALLMENT

SITE PLAN NOTES

- Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
- Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- Buildings with an aggregate sum of 5,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.
- Any proposed changes to the site plan shall be subject to Town approval.
- All fences and retaining walls shall be shown on the site plan and are subject to Building Division approval.

PARKING ANALYSIS

TENANT NAME	USE	SQ. FT.	REQUIRED PARKING
REMINGTON'S	RESTAURANT	3,965	(1 PER TO SQ FT) 57
ADDISON POINT	RESTAURANT	4,091	(1 PER TO SQ FT) 54
FEDEX	RETAIL	5,914	(1 PER 200 SQ FT) 30
TOTAL PARKING REQUIRED:			146

PARKING PROVIDED: 112
ADA PROVIDED: 4
TOTAL PARKING PROVIDED: 116

BUILDING INFORMATION

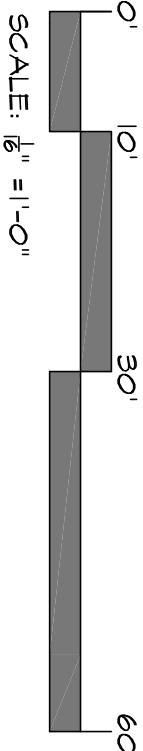
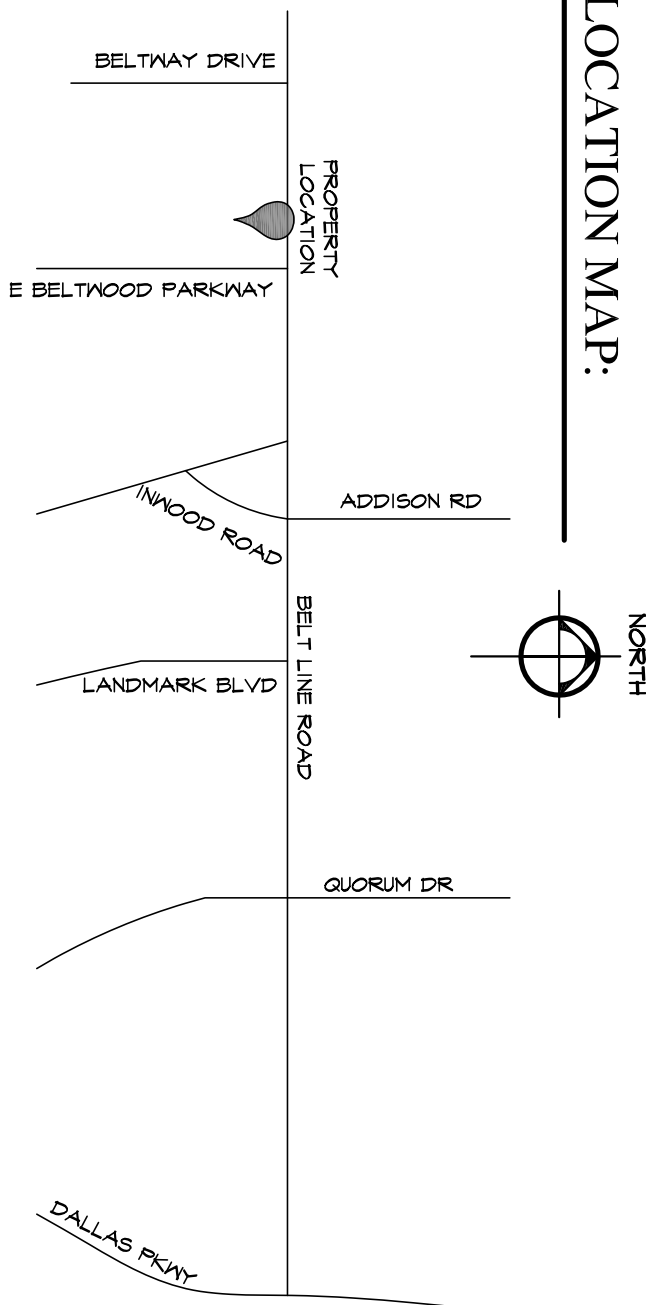
BUILDING STORIES: 1
BUILDING AREA: 19,470 SQ. FT.
BUILDING HEIGHT: 20'-0" AFF

NOTE: Certain landscape changes may require the provision of a preliminary utilities/drainage plan.

LOT INFORMATION:

BELTWOOD BUSINESS PARK
BLOCK 'A'
THIRD INSTALLMENT
ACARAGE: 1.2144
TOWN PROJECT #. 1808-SUP
EXISTING ZONING: LOCAL RETAIL LR
REQUESTING ZONING SPECIAL USE PERMIT
SUP AREA: 3.965

LOCATION MAP:



SCALE: 1/8" = 1'-0"

ACTION

APPROVED _____ DENIED _____
STAFF _____ Date _____ Initials _____
COUNCIL _____ Date _____ Initials _____

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

REMINGTON'S

SEAFOOD GRILL

INTERIOR RENOVATION

4580 BELT LINE RD,
ADDISON, TEXAS 75001

ALL RIGHTS RESERVED. NO PART OF THESE DRAWINGS OR SPECIFICATIONS MAYBE COPIED, REPRODUCED OR USED IN CONNECTION WITH ANY WORK. OTHER THEN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED. WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE ARCHITECT OR DESIGNER.

DESIGN CONSULTANT



HSmith-HaloStudioDesigns.com

BUILDING OWNER:

AFS Beltline
5452 Glen Lakes Dr #203
Dallas, Texas 75231
Attention Mitchell Forberg
P. (214) 646-2600
APPLICANT/TENANT:

EDDIE LEDESMA-PORTER
3804 PARK WOOD DRIVE
CORNINTH, TEXAS 76208
P. (817) 358-5534

SURVEYOR:

DAVID PERREE
1105 WIDMANT ROAD
DALLAS, TEXAS 75224
P. (214) 358-4500

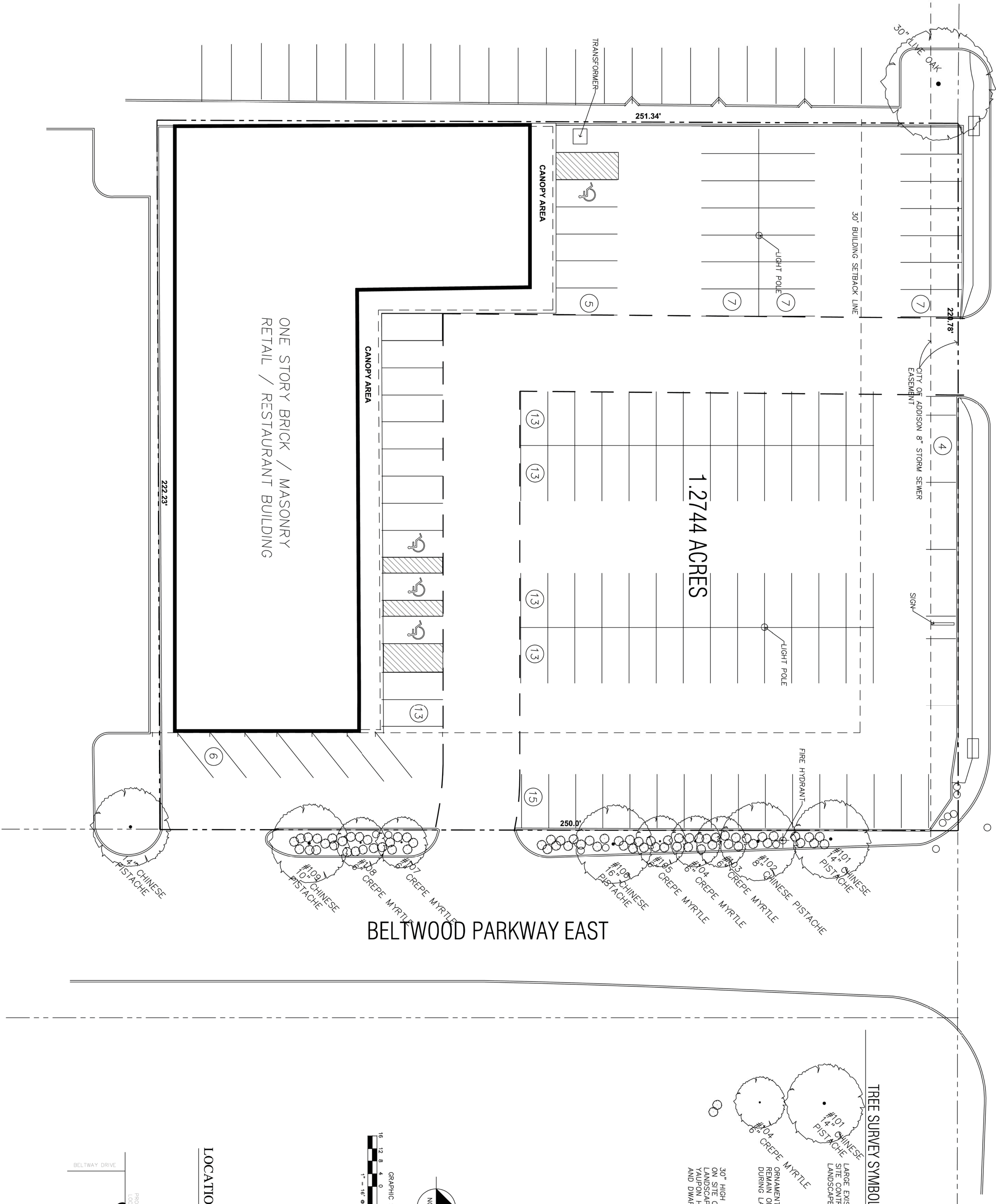
SHEET NAME

SITE PLAN

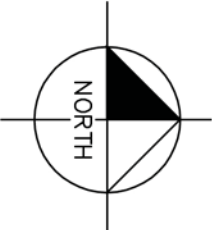
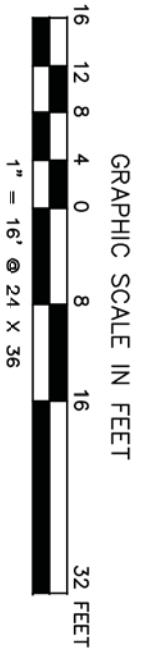
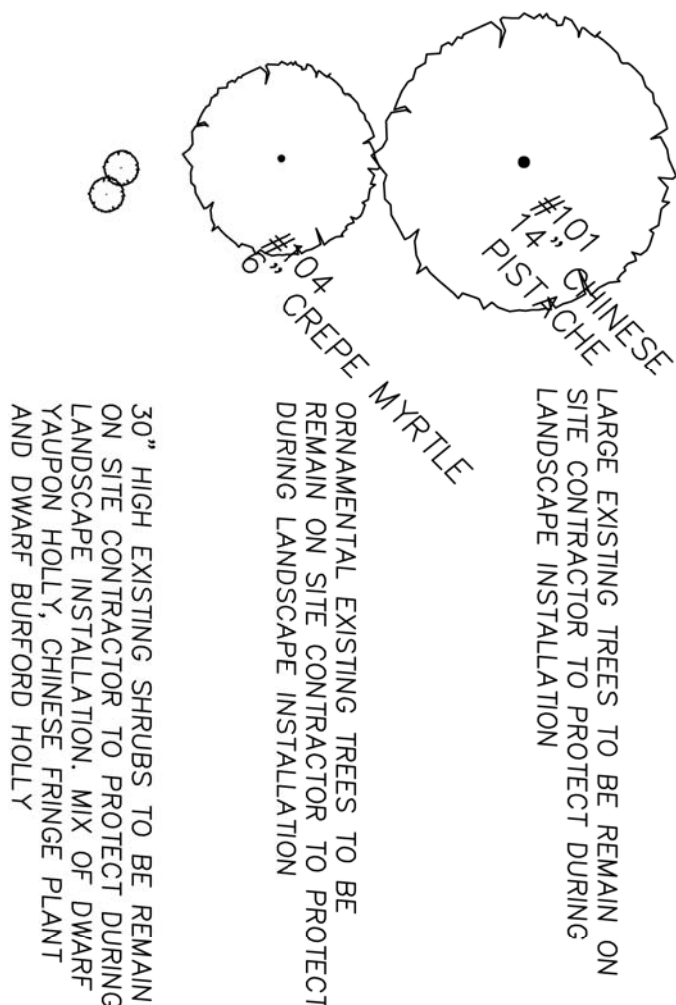
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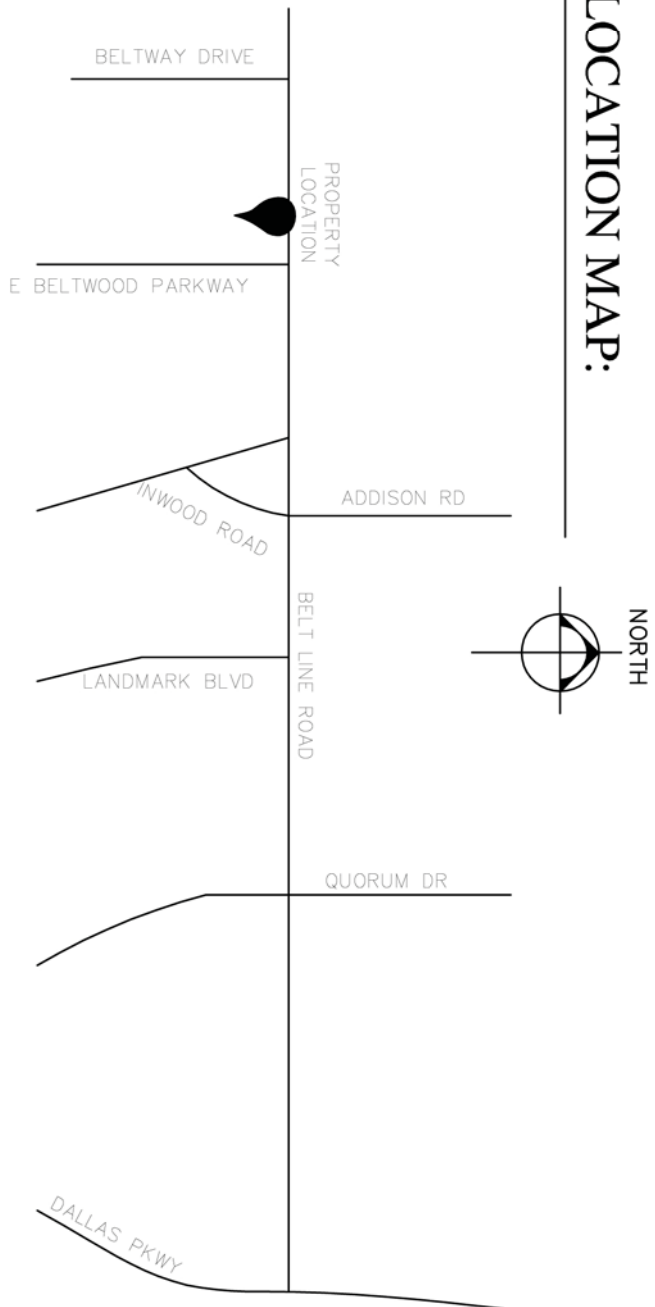
BELT LINE ROAD



TREE SURVEY SYMBOLS



LOCATION MAP:



TOWN PROJECT #: 1808-SUP



BUILDING OWNER:

AFS Beltline
5452 Glen Lakes Dr #203
Dallas, Texas 75223
Attention: Mitchell Tomberg
P: (214)696-2600
APPLICANT/TENANT:

SURVEYOR:

DAVID PETREE
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
P: (214)358-4500

LANDSCAPE ARCHITECT:

TH. PRITCHETT / ASSOCIATES
1218 CAMINO LAGO
IRVING, TEXAS 75039
214-697-2580

REMINGTON'S
SEAFOOD GRILL
INTERIOR RENOVATION
4580 BELT LINE RD.
ADDISON, TEXAS 75001

ACTION	
APPROVED	DENIED
STAFF _____	Initials _____
_____	Date _____
COUNCIL _____	Initials _____
_____	Date _____

See the Staff Approval Letter or Council Resol Memo for any conditions associated with the approval of the project.

ALL RIGHTS RESERVED. NO PART OF THESE DRAWINGS OR SPECIFICATIONS MAY BE COPIED, REPRODUCED OR USED IN CONNECTION WITH ANY WORK, OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE ARCHITECT OR DESIGNER.

DESIGN CONSULTANT

SHEET NAME
EXISTING TREE SURVEY

SHEET:

LA-1.0

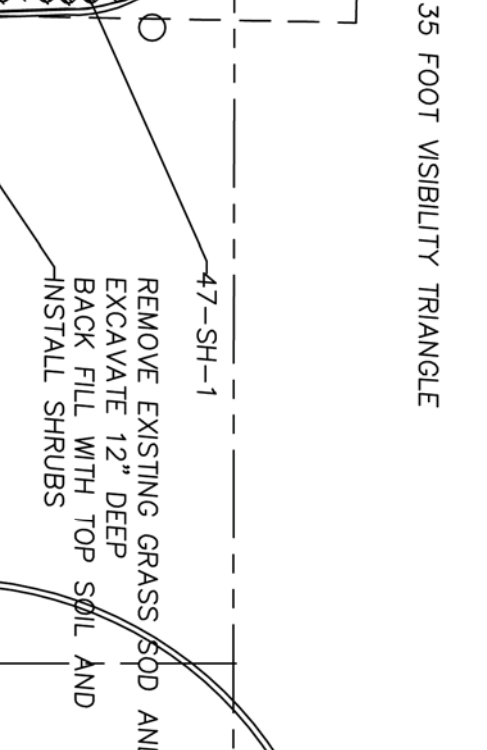
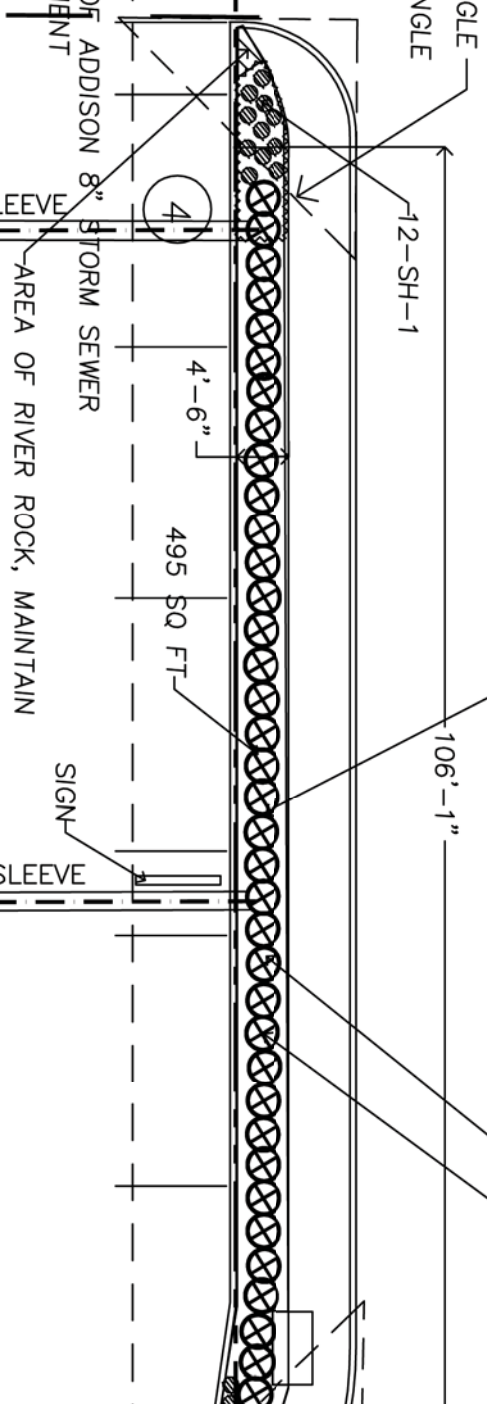
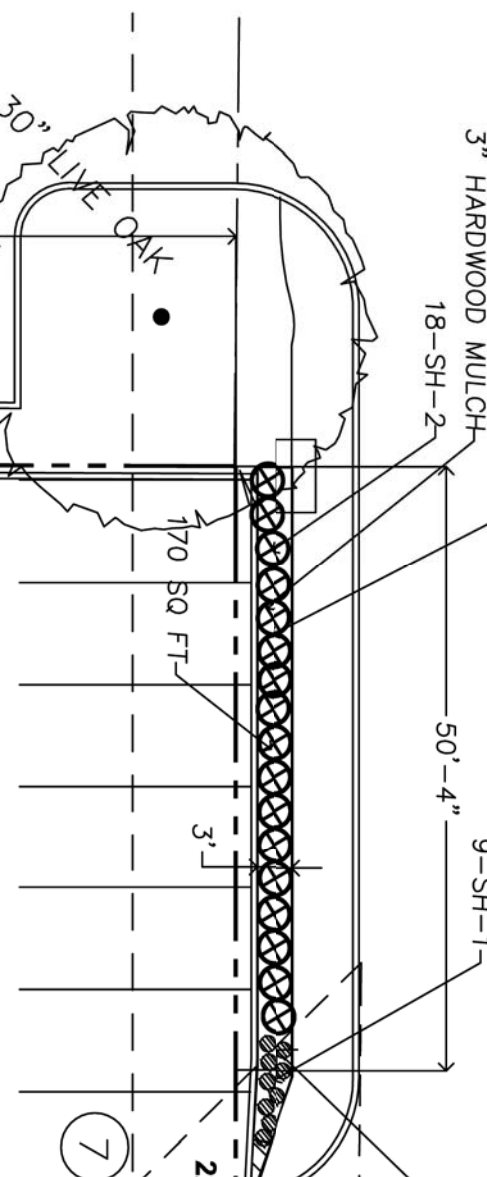
BELT LINE ROAD

REMOVE EXISTING GRASS SOD AND EXCAVATE 12" DEEP BACK FILL WITH TOP SOIL AND INSTALL SHRUBS

3" HARDWOOD MULCH

DUE TO EXISTING CONDITIONS, THE CITY LANDSCAPE PLAN REPRESENTS BEST THAT CAN BE PROVIDED WITHIN AVAILABLE SITE DRIVES AND PARKING LOT AREAS. THESE TOWN OF ADDISON LANDSCAPE REQUIREMENTS

ACTION
APPROVED DENIED
STAFF _____
COUNCIL _____



NONRESIDENTIAL LANDSCAPING REQUIREMENTS	REQUIRED	PROVIDED
TOTAL GROSS AREA OF THE SITE 1.2744 ACRES	11,103 SF 20%	55,512.8 SQ. FT. 2,240 SQ. FT.=4.0%
SECTION 34.207 LANDSCAPE BUFFER REQUIREMENTS		
A. ALL LANDSCAPE AREAS WILL BE PROTECTED BY 6" CURB PAVEMENT TO BE PLACED NO CLOSER THAN FOUR (4) FEET OF A TREE	YES	CURBS & WHEELSTOPS NO 2.5' TO TREE
(A) STREET LANDSCAPE BUFFER:		
1. FOR ALL NON RESIDENTIAL PROPERTIES A MIN. 25 FOOT LANDSCAPE BUFFER ADJACENT TO BELTLINE ROAD	YES	NONE
2. LANDSCAPE BUFFERS ADJACENT TO THE PUBLIC STREET SHALL CONTAIN (1) ONE OF STREET FRONTAGE BELTLINE ROAD LF=220.78 LF BELTWOOD PARKWAY EAST LF=250 LF	6 LARGE TREE 7 LARGE TREE	0 LARGE TREES EX 4 LARGE TREE EX 3 ORNAMENTAL
LANDSCAPE BUFFERS REQUIRE EVERGREEN SHRUBS PLANTED 36"-42" O.C.	YES	YES
B. OFF STREET LOADING AREA REQUIRES SCREENING	NONE	NONE
D. LANDSCAPE BUFFER SCREENING AND PUBLIC STREET 36"-42" HIGH EVERGREEN SHRUBS PLANTED 36"-42" O.C.	YES	YES
E. PARKING LOT LANDSCAPE: PERIMETER 1. FEET WIDE FOR STEPS OVER 10.000 SQ FT INSTALL (1) ONE FOUR INCH CALIPER TREE PER 35 SQ. FT. ONE FEMINER 156 IN ALL ONE SHRUB AT 36" O.C. ON ALL SIDES 156	YES 5 TREES 52 SHRUBS	NO LAND NONE NONE
F. PARKING LOT LANDSCAPE: INTERIOR 6. LARGE SHADE TREE MUST BE PROVIDED IN PER TO PARKING SPACES 116	YES	YES
H. OVERHEAD POWER LINES WILL ALLOW THE USE OF ORNAMENTAL TREES IN PLACE	NOT REQUIRED	NONE

REMYNGTON'S
SEAFOOD GRILL
INTERIOR RENOVATION
4580 BELT LINE RD.
ADDISON, TEXAS 75001

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DESIGN CONSULTANT



BUILDING OWNER:

APPLICANT/TENANT:

SURVEYOR:

LANDSCAPE ARCHITECT:

TH PRITCHETT / ASSOCIATES
1218 CAMINO LAJO
IRVING, TEXAS 75039
214-697-2580

DATE: 12/12/2019
PROJECT #: 119

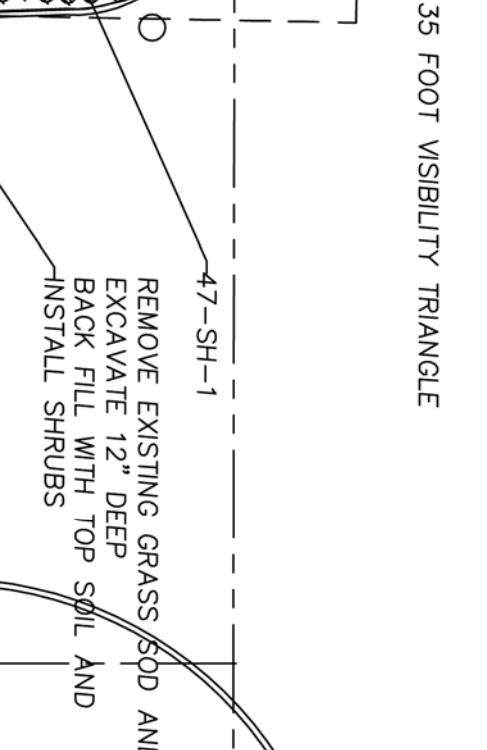
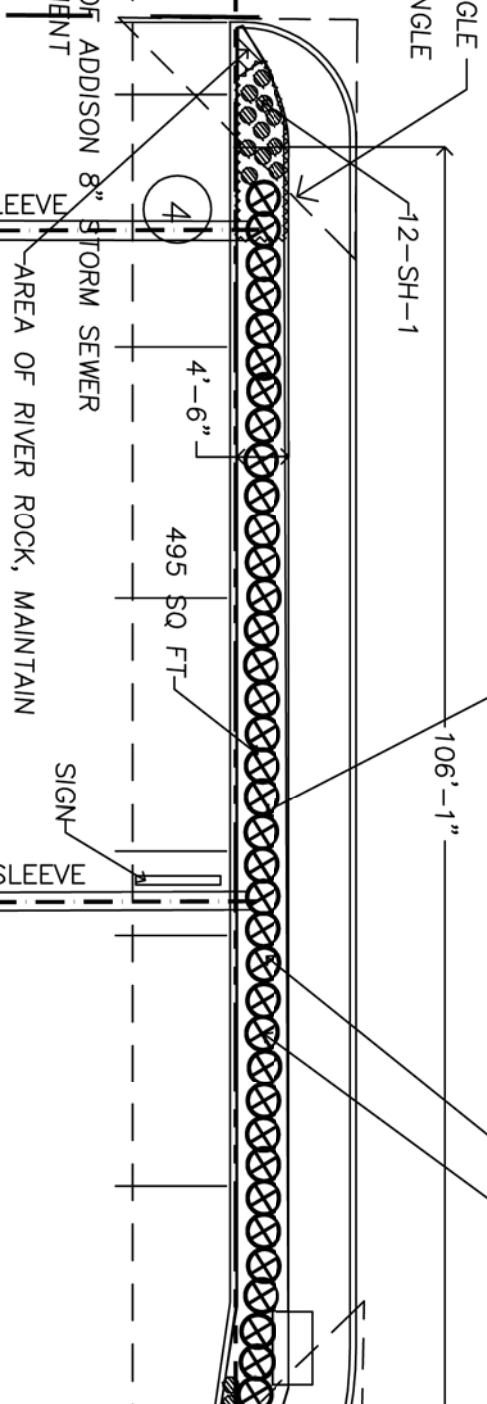
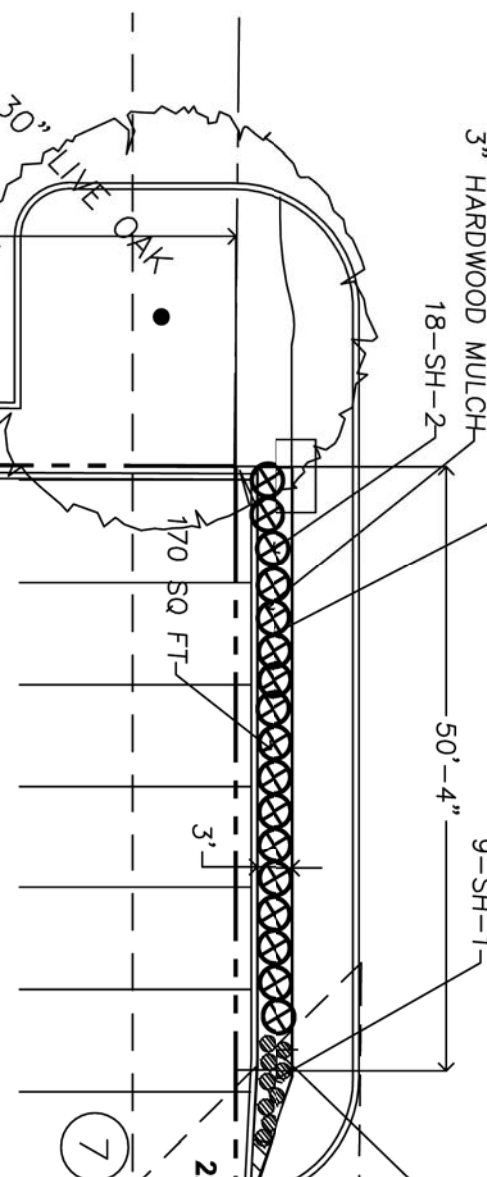
SHEET NAME
LANDSCAPE PLAN

LA-2.0

REMOVE EXISTING GRASS SOD AND EXCAVATE 12" DEEP BACK FILL WITH TOP SOIL AND INSTALL SHRUBS

3" HARDWOOD MULCH

DUE TO EXISTING CONDITIONS, THE CITY LANDSCAPE PLAN REPRESENTS BEST THAT CAN BE PROVIDED WITHIN AVAILABLE SITE DRIVES AND PARKING LOT AREAS. THESE TOWN OF ADDISON LANDSCAPE REQUIREMENTS



NONRESIDENTIAL LANDSCAPING REQUIREMENTS	REQUIRED	PROVIDED
TOTAL GROSS AREA OF THE SITE 1.2744 ACRES	11,103 SF 20%	55,512.8 SQ. FT. 2,240 SQ. FT.=4.0%
SECTION 34.207 LANDSCAPE BUFFER REQUIREMENTS		
A. ALL LANDSCAPE AREAS WILL BE PROTECTED BY 6" CURB PAVEMENT TO BE PLACED NO CLOSER THAN FOUR (4) FEET OF A TREE	YES	CURBS & WHEELSTOPS NO 2.5' TO TREE
(A) STREET LANDSCAPE BUFFER:		
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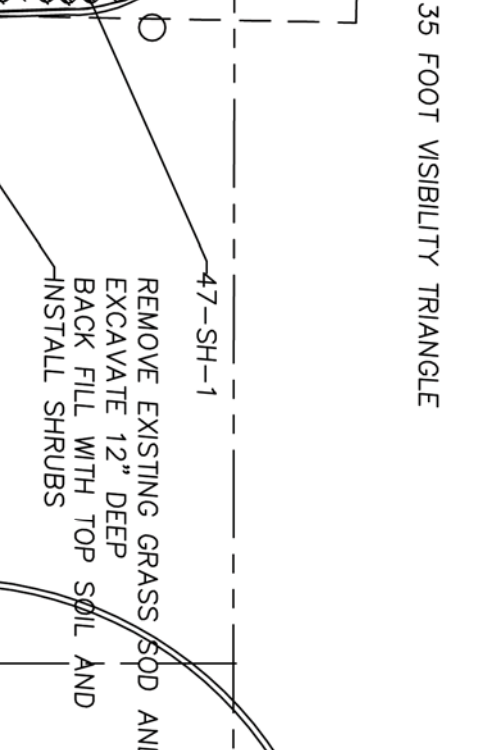
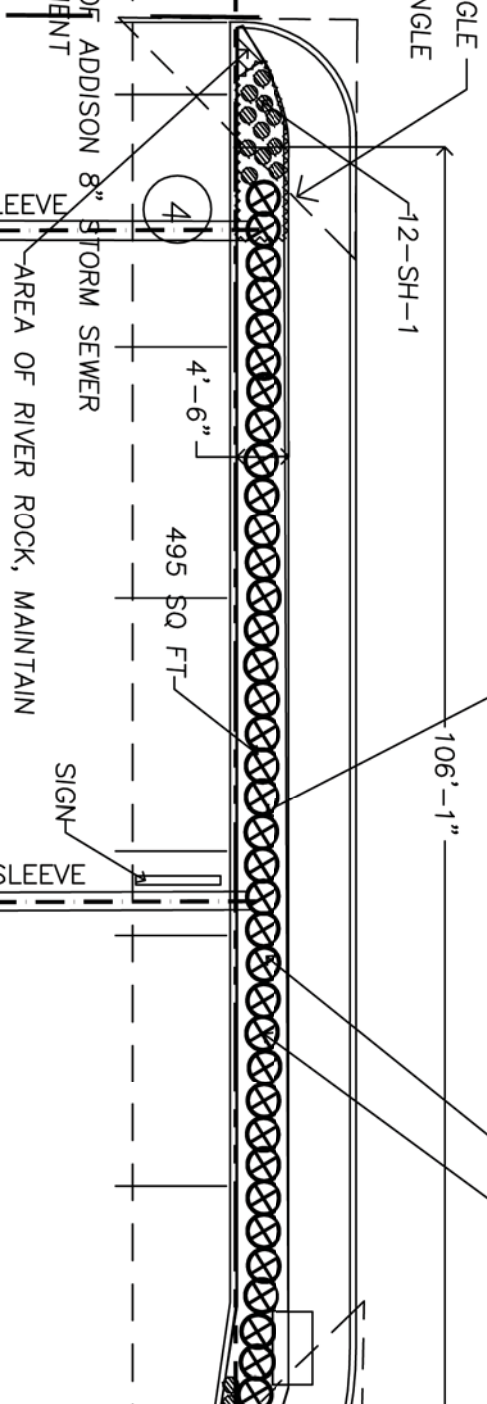
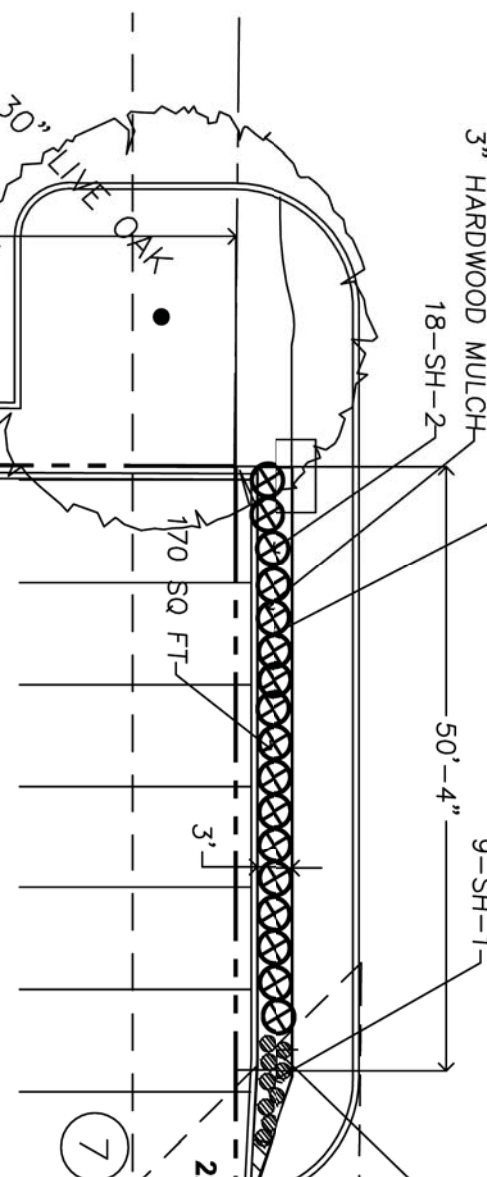
SHEET NAME
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LA-2.0

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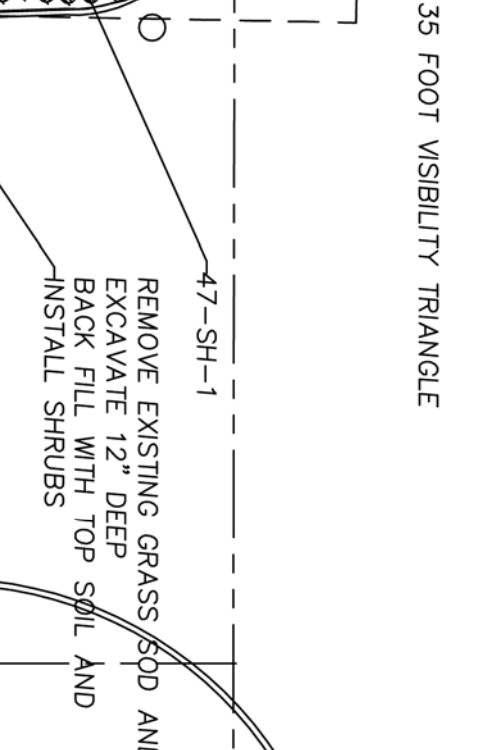
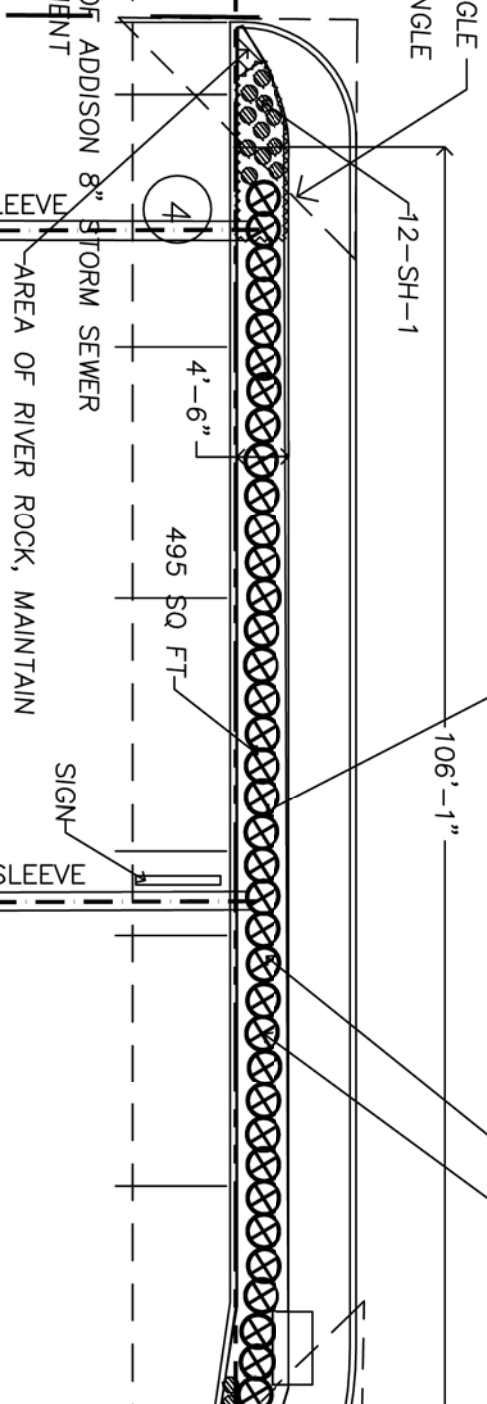
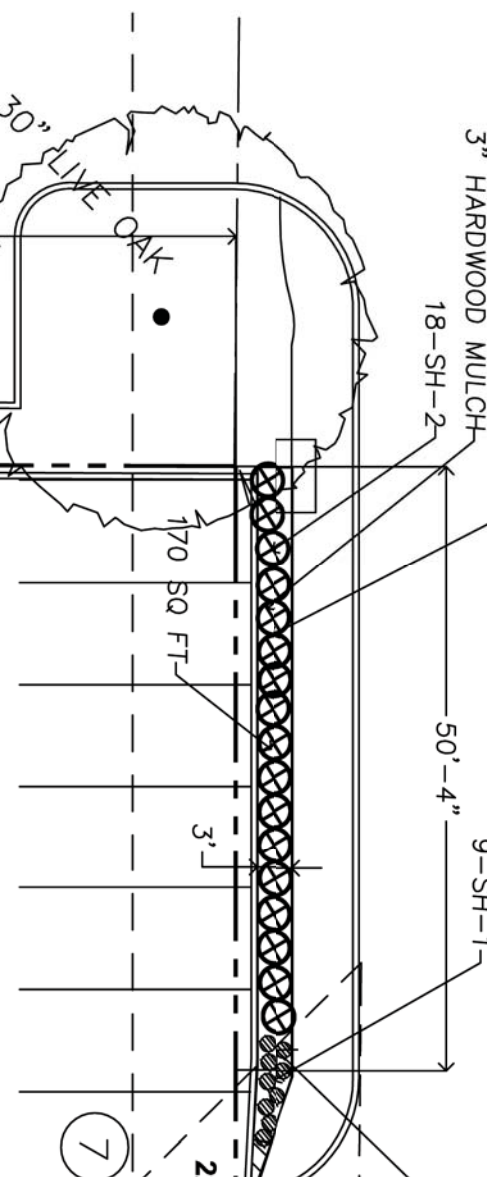
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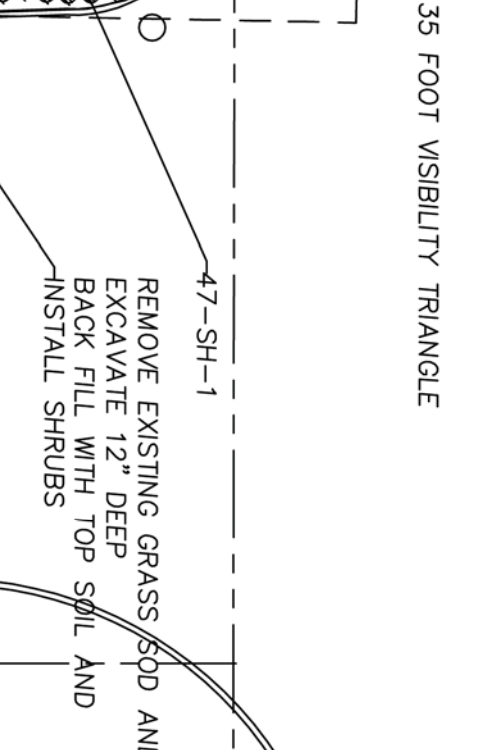
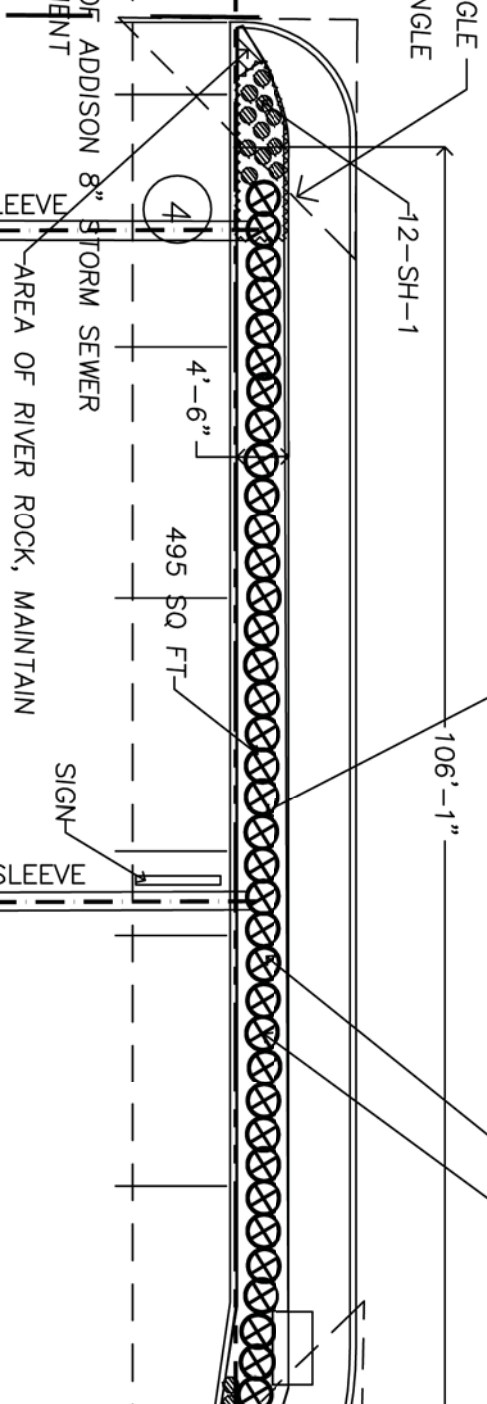
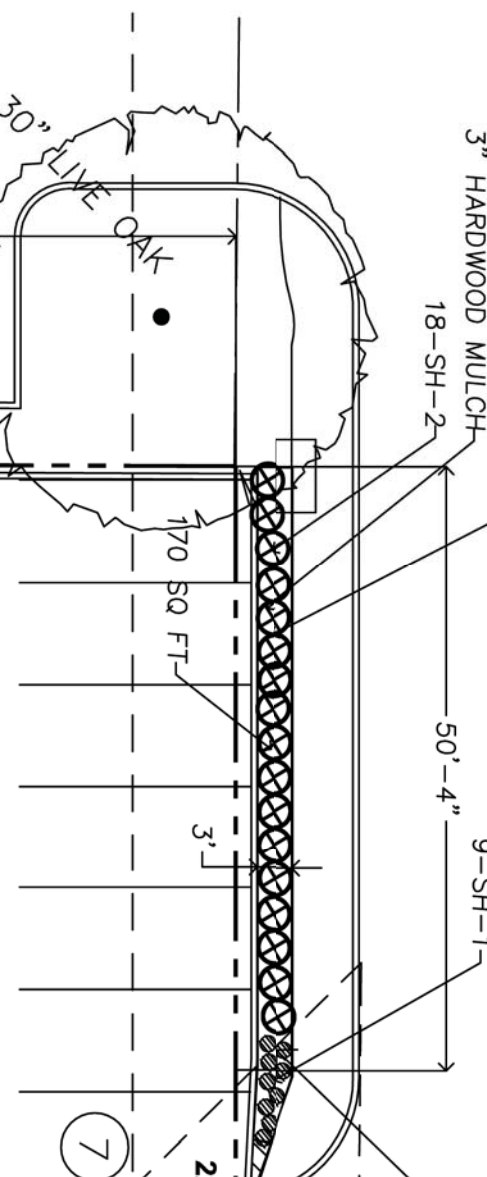
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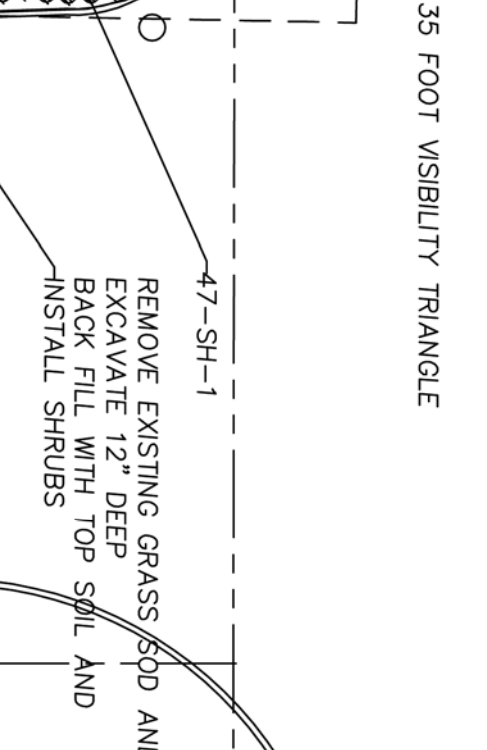
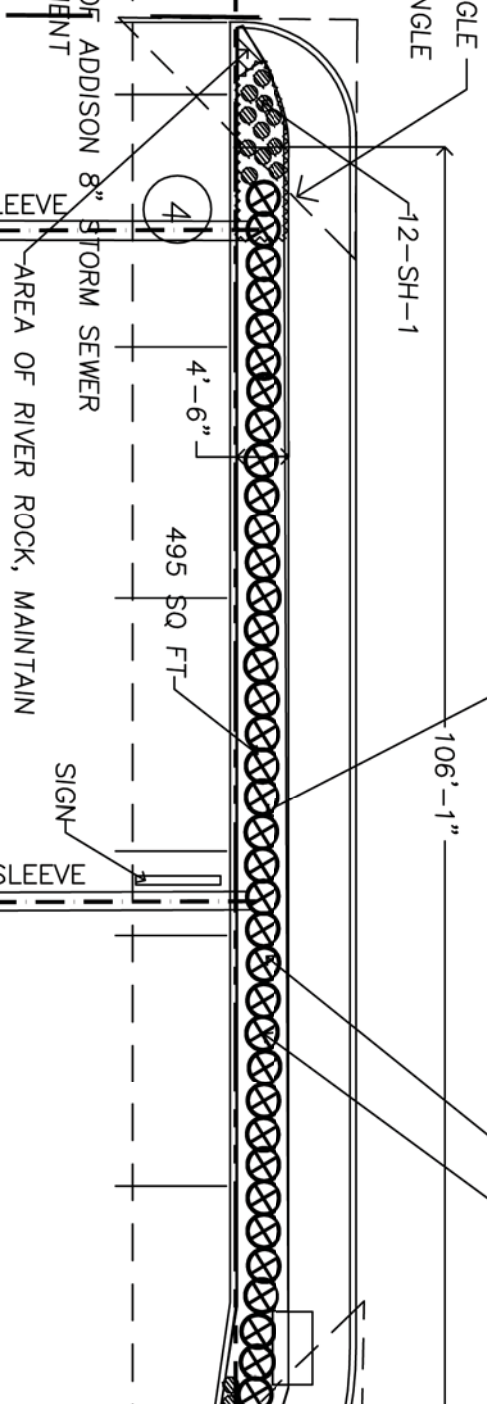
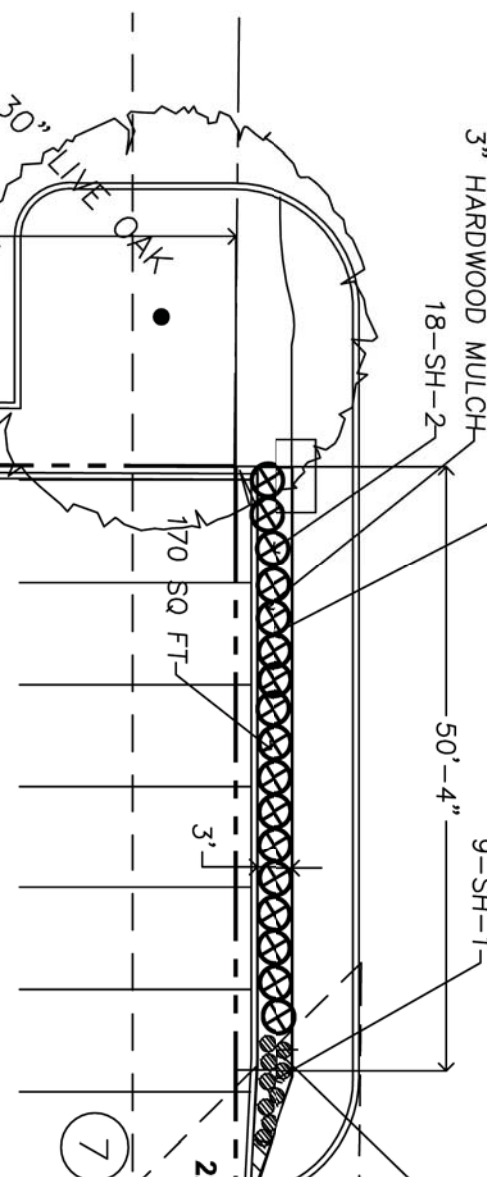
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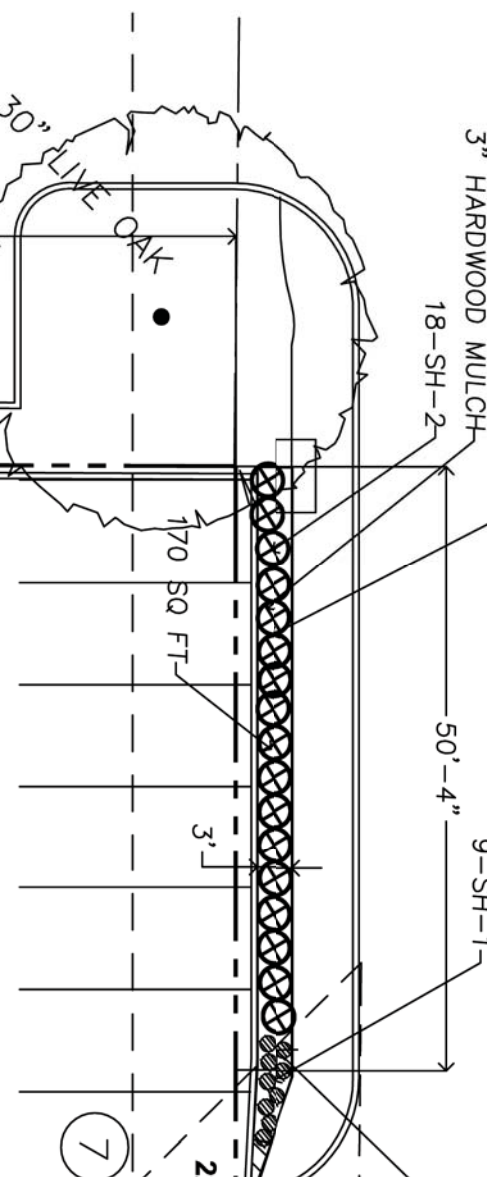
SHEET NAME
LANDSCAPE PLAN

LA-2.0

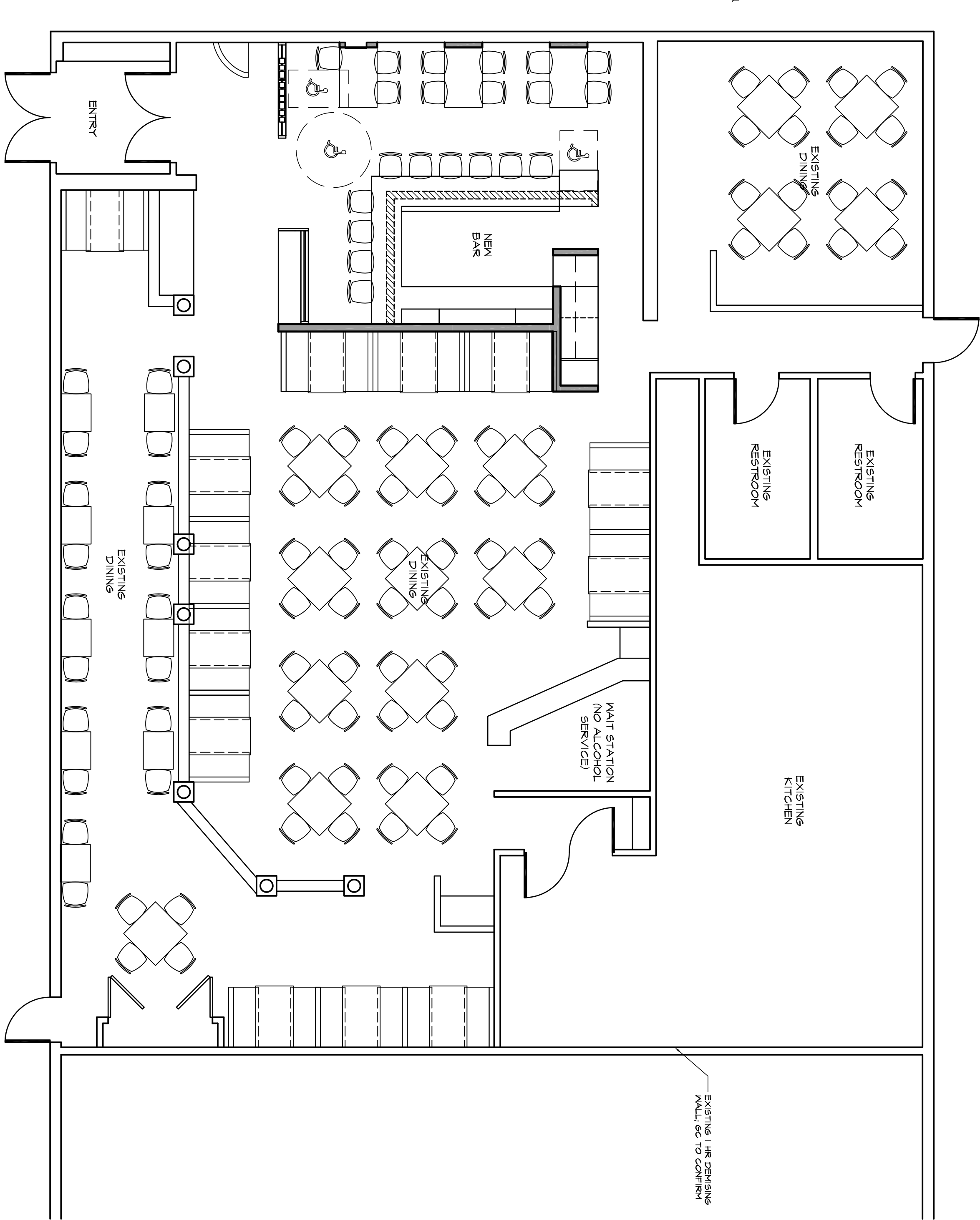
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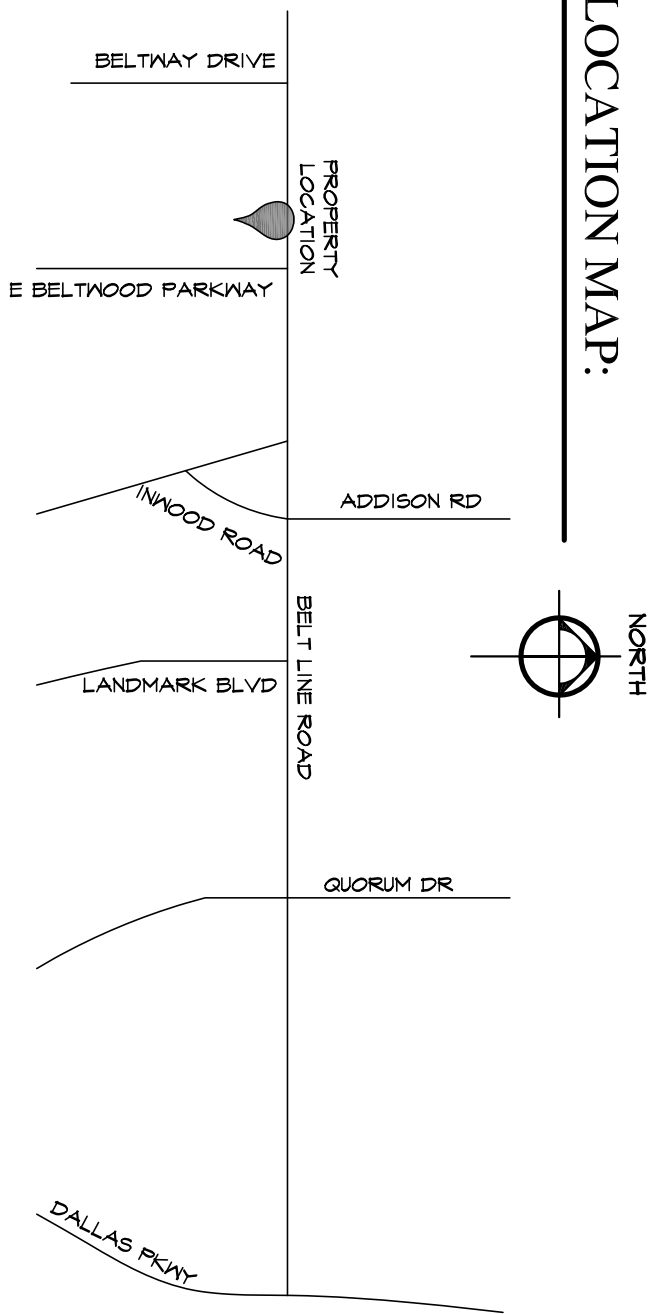


FLOOR PLAN NOTES	
NUMBER BAR SEATS:	22
NUMBER DINING SEATS:	124
TOTAL NUMBER OF SEATS:	151
KITCHEN SQ. FT.:	816 SQ. FT.
BAR SQ. FT.:	405 SQ. FT.
DINING SQ. FT.:	1851 SQ. FT.
REMAINING SQ. FT.:	864 SQ. FT.
TOTAL SQ. FT.:	3465 SQ. FT.

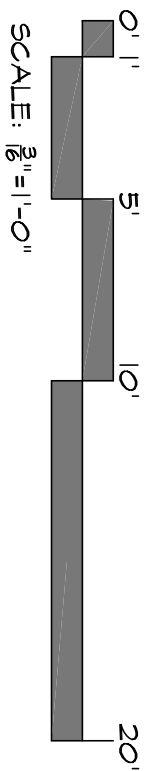


01 FLOOR PLAN
SCALE: 3/16" = 1'-0"
NORTH

LOCATION MAP:



TOWN PROJECT #: 1808-SUP



ACTION	
APPROVED	DENIED
STAFF _____	INITIALS _____
DATE _____	DATE _____
COUNCIL _____	INITIALS _____

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

**REMINGTON'S
SEAFOOD GRILL**
INTERIOR RENOVATION
4580 BELT LINE RD,
ADDISON, TEXAS 75001

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DESIGN CONSULTANT



hsmith-halo.studiodesigns.com

BUILDING OWNER:

AFS BelLine
5452 Glen Lakes Dr #203
Dallas, Texas 75231
Attention: Mitchell Forberg
P: (214) 646-2600

APPLICANT/TENANT:

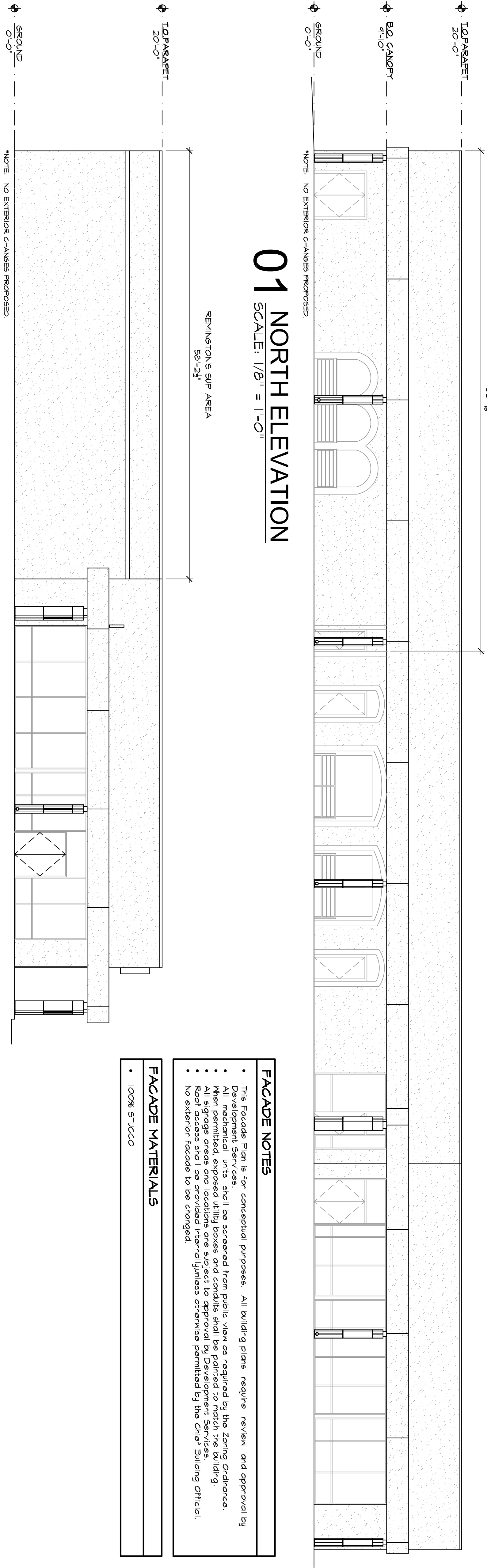
EDDIE LEDESMA-PORTER
3804 PARK WOOD DRIVE
CORINTH, TEXAS 76208
P: (817) 358-5534

SURVEYOR:

DAVID PETREE
1105 WIDMANT ROAD
DALLAS, TEXAS 75224
P: (214) 358-4500

DATE:	12/12/2014
PROJECT #:	114
SHEET NAME	FLOOR PLAN
SHEET:	

LA3.0



01 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

02 EAST ELEVATION

SCALE: 1/8" = 1'-0"

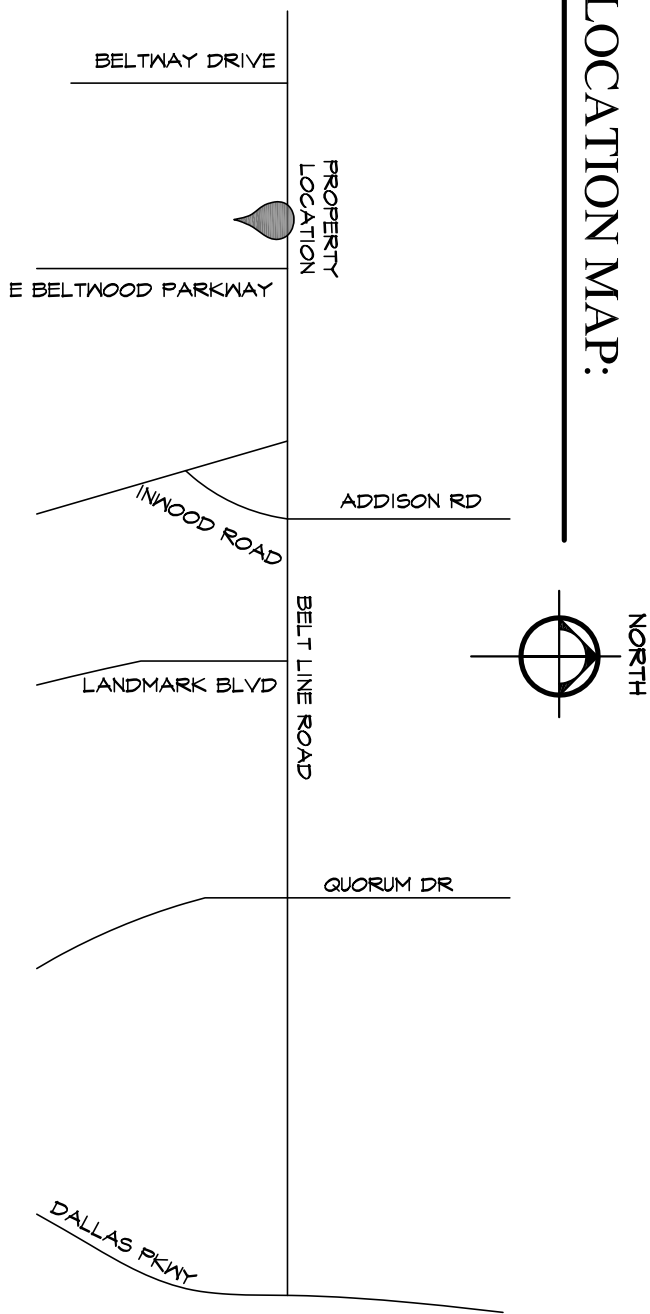
FACADE NOTES

- This Facade Plan is for conceptual purposes. All building plans require review and approval by the City of Dallas.
- All mechanical units shall be screened from public view as required by the Zoning Ordinance.
- When permitted, exposed utility boxes and conduits shall be painted to match the building.
- All signage areas and locations are subject to approval by Development Services.
- Roof access shall be provided internally unless otherwise permitted by the Chief Building Official.
- No exterior facade to be changed.

FACADE MATERIALS

- 100% STUCCO

LOCATION MAP:



TOWN PROJECT #: 1808-SUP

ACTION

APPROVED _____ DENIED _____

STAFF _____ Date _____ Initials _____

COUNCIL _____ Date _____ Initials _____

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P: (817) 358-5534

SURVEYOR:

DAVID PETREE
1105 WIDMANT ROAD
DALLAS, TEXAS 75224
P: (214) 358-4500

SHEET NAME

FACADE PLAN/ELEVATIONS

SHEET:

DATE: 12/12/2014
PROJECT #: 114

LA4.0

Planning & Zoning Commission

Meeting Date: 01/21/2020

Agenda Caption:

PUBLIC HEARING Case 1807-Z/Village on the Parkway. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on a 31-acre property located at 5100 Belt Line Road, which property is currently zoned PD, Planned Development, through Ordinance O12-001, by amending the development plans for a new office building with ground floor retail.

Attachments

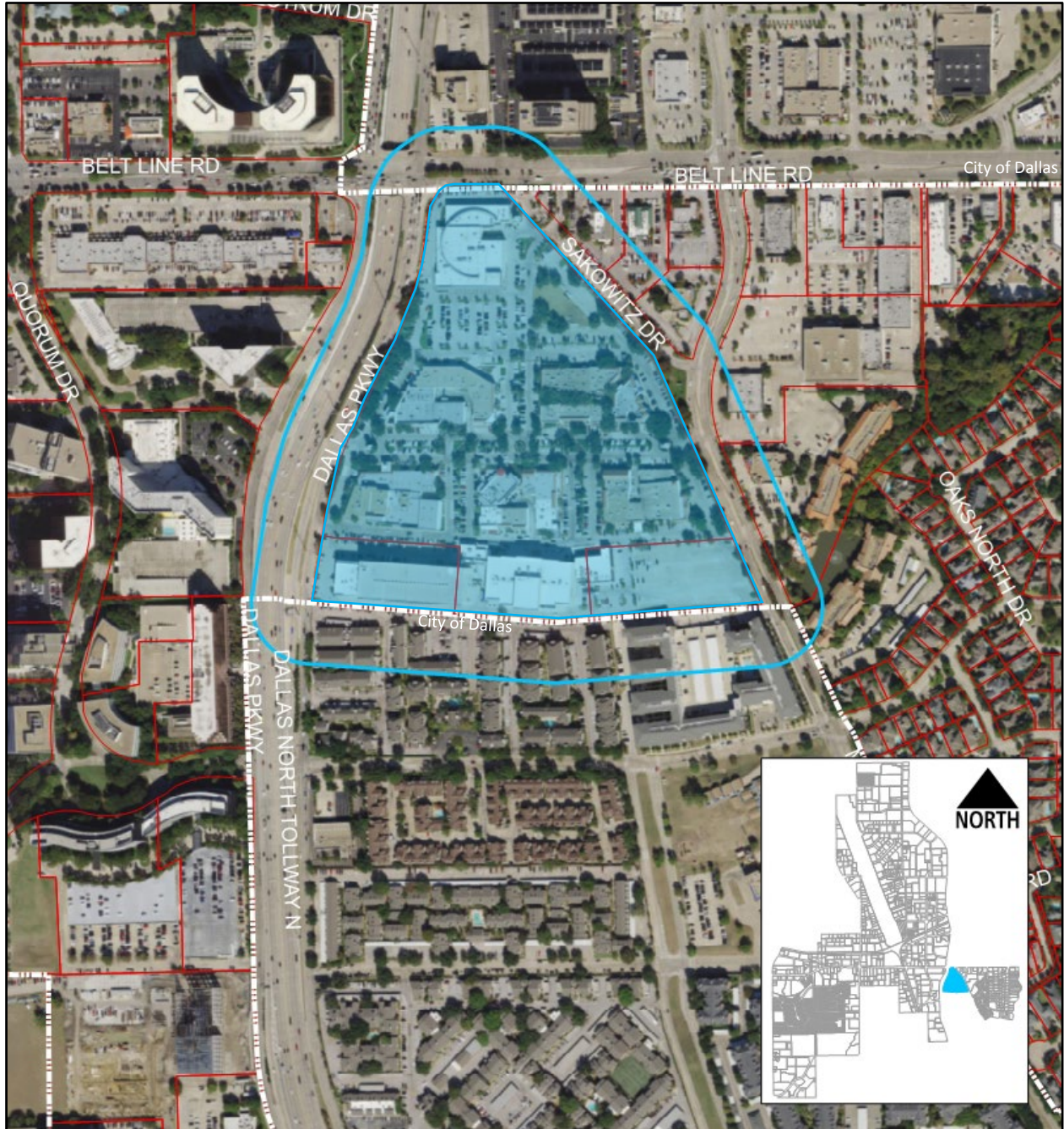
1807-Z P&Z Packet

1807-Z Plans

1807-Z

PUBLIC HEARING Case 1807-Z/Village on the Parkway. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on a 31-acre property located at 5100 Belt Line Road, which property is currently zoned PD, Planned Development, through Ordinance O12-001, by amending the development plans for a new office building with ground floor retail.

LOCATION MAP





January 16, 2020

STAFF REPORT

RE: 1807-Z/Village on the Parkway

LOCATION: 5100 Belt Line Road

REQUEST: Approval of an amendment to the existing Planned Development District, zoned through Ordinance O12-001, to amend development plans in order to allow development of a new 31,006 square foot office building with ground floor retail

APPLICANT: William Dahlstrom, Jackson Walker LLP

DISCUSSION:

Background: This property was developed in the late 1970's as the Sakowitz Village Shopping Center. The shopping center was subsequently renamed to Village on the Parkway. In 1996, the property was rezoned to a Planned Development (Ordinance O96-003) in order to change some development standards and adopt a mixed-use parking ratio of 1 space per 250 square feet for all uses.

In 2011, the center was sold and redeveloped as a shopping center with two anchor tenants and a parking garage structure. The new PD, along with two SUPs for a Whole Foods Grocery Store, with the sale of beer and wine for off-premises consumption, and a 12-screen movie theater, was approved on January 24th, 2012 through Ordinances O12-002, O12-003, and O12-004.

In 2015, the property was sold to UBS Realty Investors, LLC in partnership with Vestar. Soon after the purchase, the new owners began studying how they could continue to redevelop the center.

In 2019, Vestar requested to amend the existing Planned Development district to include residential uses. Additionally, they desired to amend the site plan and request development plan approval to include an office building on the northeast portion of the property, an expansion of the existing parking garage, and a multifamily building and parking garage in place of the parking lot at the southeast corner of the property. The project also proposed other changes to the site inclusive of streetscape and landscape improvements, driveway closures, a new traffic light on

Montfort Drive and a trail along the western edge of the property. The request was denied at the Planning and Zoning Commission.

Proposed Plan: At this time, the property owner has returned with a more limited request to amend the site plan to provide minor changes to the parking layout of the main east to west drive aisle and to request development plan approval for the previously proposed office building on the northeast portion of the property where TGI Fridays was located.

Proposed plans include a new two-story, 31,006 square foot office building, of which 15,518 square feet are ground floor retail/restaurant and 15,488 square feet of second floor office. The request also includes an additional 1,825 square feet of potential outdoor patio area. This building is identified as Building 900 on the proposed site plan.

Building Height: The proposed building height is 41 feet 8 inches above grade.

Building Elevations: The building is proposed to be constructed of burnished block, stone, brick, and cement plaster with accents of metal screen and composite wood.

Parking: The Planned Development ordinance approved for this center allows most uses to be parked at a ratio of 1 space per 250 square feet and requires 1 parking space per 3 seats at the movie theater. Currently, the site has 2,268 parking spaces, with 1,646 surface spaces and 622 garage spaces.

As part of the previous request, with the parking garage expansion and provision of additional structured parking as part of the multifamily development, totaling to 2,792 on site parking spaces, Staff recommended the parking ratio be changed to 1 space per 200 square feet for all uses except residential and theater. While Staff believes 1 space per 200 square feet is more appropriate given the mix of uses on this site, the current proposal does not include the previously proposed increase in structured parking. With the new building and associated loss of surface parking, the current proposal would not comply with a 1 per 200 ratio. In an effort to find middle ground, the applicant has proposed the parking ratio at 1 space per 225 square feet. This new ratio would bring the requirements closer to being appropriate for the mix of uses on this site.

The proposed plans show the new total gross leasable area for all office, retail, and restaurant uses, inclusive of patio areas, as 364,677 square feet, requiring 1,621 space under the new ratio. The movie theater has 1,282 seats and requires 428 parking spaces. Under the 1 per 225 ratio, the total parking requirement would be 2,049 spaces. With the new office building and main drive aisle reconfiguration, the property would lose 20 parking spaces, providing a total of 2,248 spaces. The property would still have 199 spaces in excess of the new requirement.

Landscaping: The proposed Landscape Plan has been reviewed by the Parks Department for compliance with the Town's landscape regulations. The landscape regulations require that properties be brought up to current standards when they are rezoned.

One such requirement is a 25-foot landscaping setback from the street, which cannot be met without removing some of the center's most prominent parking spaces or impeding vehicular circulation throughout the site. Additionally, landscape regulations require 20% landscape coverage, of which the site currently has 7.7%; the proposed landscape plans show an increase to a total of 11% landscape coverage.

It should also be noted that in lieu of full compliance with the landscape regulations and the Master Transportation Plan requirements, the applicant has provided an improved bus stop and shelter along Montfort Drive, with a space for public art in the future.

While the site has existing conditions and limitations that prohibit full compliance, there are additional improvements that could be made in order to move the site closer into compliance.

Streetscape: The 2016 Master Transportation Plan (MTP) established streetscape standards for the various street types throughout the Town. Belt Line Road is identified as a Principal Arterial, which requires an 8-foot sidewalk and 6-foot parkway buffer, Montfort Drive is a Minor Arterial, which requires a 6-foot sidewalk and 5-foot parkway buffer, and Dallas Parkway is identified as Tollway, which requires a 6-foot sidewalk and a 6-foot buffer. The existing frontage along Belt Line Road does not currently comply with the MTP requirements. Due to the existing site limitations and complications associated with removing all the parking along the Belt Line frontage, the applicant is unable to make these improvements. However, the submitted plans do not show any improvements except along a limited portion of Montfort Drive where the bus shelter is proposed.

Given the difficulties of working with an existing development and the site limitations, Staff understands that it may not be possible to fully meet the MTP requirements, however there are additional improvements that could be made in order to move the site closer into compliance.

To improve safety and the efficient flow of traffic on public streets, the Town's transportation design standards call for properties to have only one driveway along a public street. The standards provide for exceptions to this if the property generates sufficient vehicle trips to warrant additional access points. Currently, there are four driveways onto this site from Dallas Parkway and three from Montfort Drive. Given the traffic volume experienced by this property, Staff has requested that at least the southern-most driveways along both Dallas Parkway and Montfort Drive be closed, as they do not comply with driveway spacing requirements. With regard to the southern-most driveway along Dallas Parkway, Staff has also requested that the 15 parking spaces to the north of the driveway be removed in order to accommodate additional landscaping. This would leave sufficient site access, alleviate the safety concerns, and provide additional opportunity for landscaping. The applicant is asking that the Planning and Zoning Commission and City Council allow for these driveways and parking spaces to remain due to tenant leasing agreements.

Fire Access: The plans have been reviewed by the Fire Marshal to ensure sufficient site access and building coverage. The submitted plans show the requirements will be met.

RECOMMENDATION: **TABLE**

In 2019, the applicant filed a more extensive application for redevelopment of the site. As the Planning and Zoning Commission will recall, this was denied unanimously over concerns about traffic from the proposed multi-family development, compliance with the Town's housing policy, and insufficient landscaping. The proposal before the Commission now represents a more modest request to reconfigure parking and construct the 2-story building without the multi-family component or the garage expansion.

The property owner has communicated to Town Staff that additional efforts to improve landscaping and comply with the Master Transportation plan are not financially feasible given the limited nature of the request.

During the 2019 case, the Planning and Zoning Commission expressed concern about the lack of landscaping in the center and desired that additional improvements be made. Since the success of the 2012 redevelopment, the Town has received numerous complaints about a lack of parking within the center, particularly surface parking within the core of the center. Absent a larger scale redevelopment of the property with the inclusion of additional structured parking, like what was denied in 2019, landscaping and parking are competing interests.

Furthermore, the construction of an additional 32,800 square feet of leasable while netting a loss of existing surface parking spaces poses to further exacerbate the concerns about the availability of parking within the center.

The applicant is requesting approval of the plans as they have been submitted. Staff is requesting additional direction from the Planning and Zoning Commission regarding the Town's priorities for the future of this site.

- Should parking concerns limit the future expansion of leasable space?
- How should the need for parking be balanced with the desire for additional landscaping necessary to bring the property into compliance with the Town's current requirements?
- Given the limited scope of the proposal and the Town's prior denial of the larger scale redevelopment, how strictly should Staff enforce compliance with landscaping requirements and the Master Transportation Plan?

Staff recommends that the Commission provide Staff and the applicant direction on these issues and that the case be tabled until the February 18, 2020 meeting. Staff would work with the applicant to revise the plans in accordance with the Commission's direction.



GFF ARCHITECTS

GFF JOB NO. 17003.00

LOT 1R - Ordinance Number 012-001

ADDISON, TEXAS

PD AMENDMENT SUBMITTAL
JANUARY 09, 2020

PROJECT DIRECTORY

OWNER

5100 Belt Line Road Investors, LLC
455 Market Street, 1000
San Francisco, CA 94105
415-538-4820

APPLICANT

Vestar Properties
816 Foch Street
Fort Worth, Tx 76107
817.810.9076

ARCHITECT

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DALLAS, TEXAS 75201
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CIVIL

KIMLEY-HORN
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McKINNEY, TX 75069
CONTACT: Anthony Loeffel, PE
TEL: 469.301.2581
EMAIL: anthony.loeffel@kimley-horn.com

GFF LANDSCAPE

GFF LANDSCAPE, INC.
2808 FAIRMOUNT, SUITE 300
DALLAS, TEXAS 75201
CONTACT: Mark Bowles, ASLA PLA
TEL 214.303.1500
FAX 214.303.1512
E-MAIL mark.bowles@gff.com

DRAWING INDEX

ARCHITECTURAL

A-0 INDEX OF DRAWINGS	<input type="radio"/>	<u>01.09.20</u>	<input checked="" type="radio"/>	<u>01.09.20</u>	<input type="radio"/>
A-1 EXISTING SITE PLAN	<input type="radio"/>	<u>01.09.20</u>	<input checked="" type="radio"/>	<u>01.09.20</u>	<input type="radio"/>
A-2 PROPOSED SITE PLAN	<input type="radio"/>	<u>01.09.20</u>	<input checked="" type="radio"/>	<u>01.09.20</u>	<input type="radio"/>
A-7 OFFICE/RETAIL FLOOR PLANS - BLDG. 900	<input type="radio"/>	<u>01.09.20</u>	<input checked="" type="radio"/>	<u>01.09.20</u>	<input type="radio"/>
A-10 OFFICE/RETAIL ELEVATIONS - BLDG. 900	<input type="radio"/>	<u>01.09.20</u>	<input checked="" type="radio"/>	<u>01.09.20</u>	<input type="radio"/>




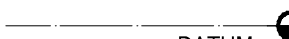

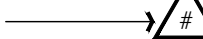

LANDSCAPE

A-LS-100	LANDSCAPE OVERALL SITE PLAN	<input type="radio"/>	<u>01.09.20</u>	<input checked="" type="radio"/>	<input type="radio"/>	<u>01.09.20</u>	<input type="radio"/>
A-LS-101	OFFICE / RETAIL LANDSCAPE PLAN	<input type="radio"/>	<u>01.09.20</u>	<input checked="" type="radio"/>	<input type="radio"/>	<u>01.09.20</u>	<input type="radio"/>
A-LS-102	LANDSCAPE CALCULATIONS AND DETAILS	<input type="radio"/>	<u>01.09.20</u>	<input checked="" type="radio"/>	<input type="radio"/>	<u>01.09.20</u>	<input type="radio"/>
A-LS-103	MONFORT RENDERINGS	<input type="radio"/>	<u>01.09.20</u>	<input checked="" type="radio"/>	<input type="radio"/>	<u>01.09.20</u>	<input type="radio"/>
A-LS-104	TRIANGLE PARK RENDERING	<input type="radio"/>	<u>01.09.20</u>	<input checked="" type="radio"/>	<input type="radio"/>	<u>01.09.20</u>	<input type="radio"/>











CIVIL

C-01	OVERALL SITE PLAN	<input type="radio"/>	<u>01.09.20</u>	<input checked="" type="radio"/>	<input type="radio"/>	<u>01.09.20</u>	<input type="radio"/>
C-02	BUILDING SITE PLAN - BLDG. 900	<input type="radio"/>	<u>01.09.20</u>	<input checked="" type="radio"/>	<input type="radio"/>	<u>01.09.20</u>	<input type="radio"/>
C-02A	BUILDING SITE PLAN - BLDG. 900 - PROPOSED CONDITIONS	<input type="radio"/>	<u>01.09.20</u>	<input checked="" type="radio"/>	<input type="radio"/>	<u>01.09.20</u>	<input type="radio"/>
C-03	MISCELLANEOUS PLAN	<input type="radio"/>	<u>01.09.20</u>	<input checked="" type="radio"/>	<input type="radio"/>	<u>01.09.20</u>	<input type="radio"/>
C-03A	MISCELLANEOUS SITE PLAN - PROPOSED CONDITIONS	<input type="radio"/>	<u>01.09.20</u>	<input checked="" type="radio"/>	<input type="radio"/>	<u>01.09.20</u>	<input type="radio"/>
C-04	PRELIMINARY UTILITY PLAN - BLDG. 900	<input type="radio"/>	<u>01.09.20</u>	<input checked="" type="radio"/>	<input type="radio"/>	<u>01.09.20</u>	<input type="radio"/>
C-05	MISCELLANEOUS PRELIMINARY UTILITY PLAN	<input type="radio"/>	<u>01.09.20</u>	<input checked="" type="radio"/>	<input type="radio"/>	<u>01.09.20</u>	<input type="radio"/>
C-06	EXISTING DRAINAGE AREA MAP	<input type="radio"/>	<u>01.09.20</u>	<input checked="" type="radio"/>	<input type="radio"/>	<u>01.09.20</u>	<input type="radio"/>
C-07	PROPOSED DRAINAGE AREA MAP	<input type="radio"/>	<u>01.09.20</u>	<input checked="" type="radio"/>	<input type="radio"/>	<u>01.09.20</u>	<input type="radio"/>
C-08	PRELIMINARY DRAINAGE PLAN - BLDG. 900	<input type="radio"/>	<u>01.09.20</u>	<input checked="" type="radio"/>	<input type="radio"/>	<u>01.09.20</u>	<input type="radio"/>
C-09	PRELIMINARY DRAINAGE PLAN - MISC.	<input type="radio"/>	<u>01.09.20</u>	<input checked="" type="radio"/>	<input type="radio"/>	<u>01.09.20</u>	<input type="radio"/>

SYMBOL KEY

SPACE MARK	SPACE NUMBER	→	
DOOR MARK	SPACE NAME	→	SPACE
PARTITION TYPE	NUMERAL	→	
	NUMERAL(S)	→	
EXISTING SPOT GRADE			100'-6" +
PROPOSED SPOT GRADE			100'-6" •
DATUM ELEVATION			
COLUMN GRID			
REVISION MARK	NUMERAL		 100'-0"
NORTH ARROW			

MATERIALS LEGEND

	EARTH
	POROUS FILL
	CONCRETE
	BRICK
	STRUCTURAL STEEL
	CONTINUOUS ROUGH LUMBER
	DISCONTINUOUS BLOCKING
	PLYWOOD
	BLANKET/BATT INSULATION
	RIGID INSULATION

ABBREVIATIONS

[illegible]

LEGEND

INDICATES REVISION ON 8 1/2 X 11 SHEET

ORIGINAL ISSUE DATE

SHEET IN ISSUE

REVISION NUMBER

LATEST ISSUE DATE

INDICATES WRITTEN REVISION

ISSUE DATES

01.09.20 PD AMENDMENT SUBMITTAL

APPROVED ACTION DENIED

STAFF _____ Date _____ Initials _____

COUNCIL _____
Date _____ Initials _____
See the Staff Approval Letter or Council Result
Memo for any conditions associated with the
approval of the project.

ARCHITECTS



Owner:
5100 Belt Line Road Investors, LLC.
455 Market Street, 1000
San Francisco, CA 94105
415-538-4820

Applicant:
Vestar Properties
816 Foch Street
Fort Worth, Tx 76107
817.810.9076

VILLAGE  PARKWAY

SUBDIVISION, AMENDED	
Block #	N/A
Lot #	1R
Town Project #:	1807-Z

INDEX OF DRAWINGS

GFF Project No.	17003.00
Date	

A-0

BUILDING AREAS	BUILDING TO LAND RATIO (FAR) TABULATION	
Village On The Parkway	PD PARKING REQUIREMENTS:	SITE AREA:
Building Areas	1 Space/250 SF of Area - All uses except THEATER	31.61 acres 1,376,841 sf
* BLDG area totals do NOT include patio	THEATER REQUIREMENTS:	
	1 Space/3 seats	OVERALL BLDG. (ground level) 219,221 sf
		GARAGE 300 EXISTING SF age 43,546 sf
		TOTAL FOOTPRINT 362,757 sf
BUILDING 200	Gross Leasable Area (GLA) total	FLOOR AREA RATIO:
RESTAURANT 14,750 sf	375,551 sf	0.26
Patio 4,464 sf	GLA under PD 331,846 sf	
THEATER 43,705 sf	GLA Theater 43,705 sf	
*BLDG. Area 58,425 sf		
BUILDING 300	PD: 1 SPACE/250 SF of AREA - REGARDLESS OF USE, (Excluding Theater)	
Patio 0 sf	PARKING REQUIRED:	1,327 spaces
*BLDG. Area 18,411 sf	THEATER PARKING	
	1 SPACE/3 SEATS	
GARAGE LVL1 (Gond) 43,546 sf	THEATER SEAT COUNT 1,282 seats	
GARAGE LVL. 2 43,546 sf	PARKING REQUIRED 428 spaces	
GARAGE LVL. 4 43,546 sf		
GARAGE LVL. 5 43,546 sf	TOTAL PROJECT PARKING TABULATIONS:	
Sub Total GARAGE 217,730 sf	REQUIRED:	
	PD USES 1/250: 1,327 spaces	
	THEATER 1/3: 428 spaces	
	TOTAL REQUIRED: 1,755 spaces	
BUILDING 400	EXISTING:	
Patio 8,672 sf	SURFACE 1,646 spaces	
*BLDG. Area 39,783 sf	GARAGE BLDG 300 422 spaces	
	TOTAL PROVIDED: 2,268 spaces	
BUILDING 500		
Patio 4,988 sf		
*BLDG. Area 40,207 sf		
BUILDING 600		
Patio 0 sf		
*BLDG. Area 51,588 sf		
BUILDING 700		
Patio 3,999 sf		
*BLDG. Area 43,512 sf		
BUILDING 800		
Patio 3,656 sf		
*BLDG. Area 42,952 sf		
BUILDING 1000		
Patio 728 sf		
*BLDG. Area 54,136 sf		
TOTALS:		
BLDG 200 58,405 sf		
MINUS THEATER -43,705 sf		
BLDG 300 18,411 sf		
BLDG 400 39,783 sf		
BLDG 500 40,207 sf		
BLDG 600 51,588 sf		
BLDG 700 43,512 sf		
BLDG 800 42,952 sf		
BLDG 1000 54,136 sf		
Patio Total 26,507 sf		
PROJECT TOTAL (Not including Theater)		
GLA Overall with Patio 331,846 sf		
GLA Overall w/o Patio 305,339 sf		

ZONING: C-1 66
ADDISON QUORUM
OFFICE

ZONING: P.D. 566
MARRIOT AT THE QUORUM
HOSPITALITY

300
9,182 SF
(UPPER
FLOOR)

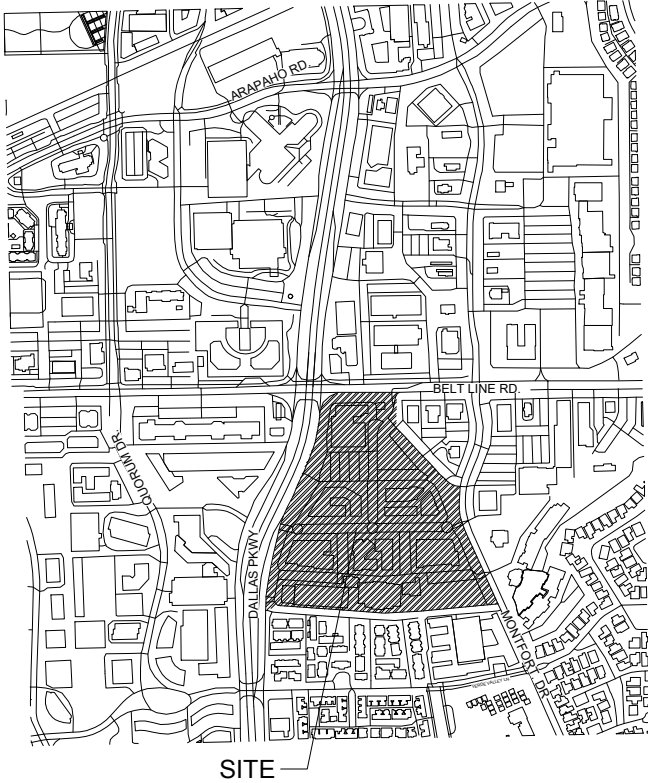
ZONING: P.D. 291
PARKWAY PLACE
MULTI-FAMILY

ZONING: P.D. 773
PARKWAY PLACE 2
MULTI-FAMILY

GENERAL NOTES:

* DASHED LINES REPRESENT AREAS TO BE MODIFIED AND IMPROVED - REFER TO PROPOSED LAYOUT ON SHEET A-2.

LOCATION KEY:



APPROVED ACTION DENIED

STAFF _____
Date Initials

COUNCIL _____ Date _____ Initials _____
See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.



ARCHITECTS

3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

Owner:
5100 Belt Line Road Investors, LLC.
455 Market Street, 1000
San Francisco, CA 94105
415-538-4820

VILLAGE  PARKWAY

SUBDIVISION, AMENDED	
Block #	N/A
Lot #	1R
Town Project #:	1807-Z

EXISTING SITE PLAN

GFF Project No.	17003.00
Date	01.09.2020

A-1

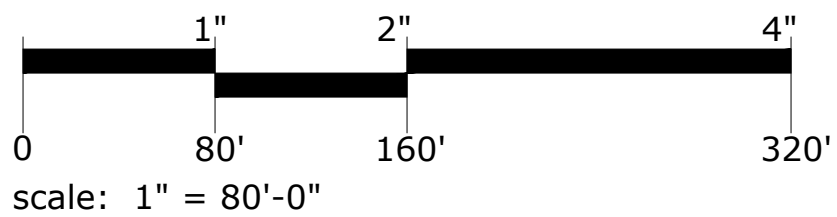
VILLAGE on the PARKWAY
SUBDIVISION AMENDED,
LOT 1R

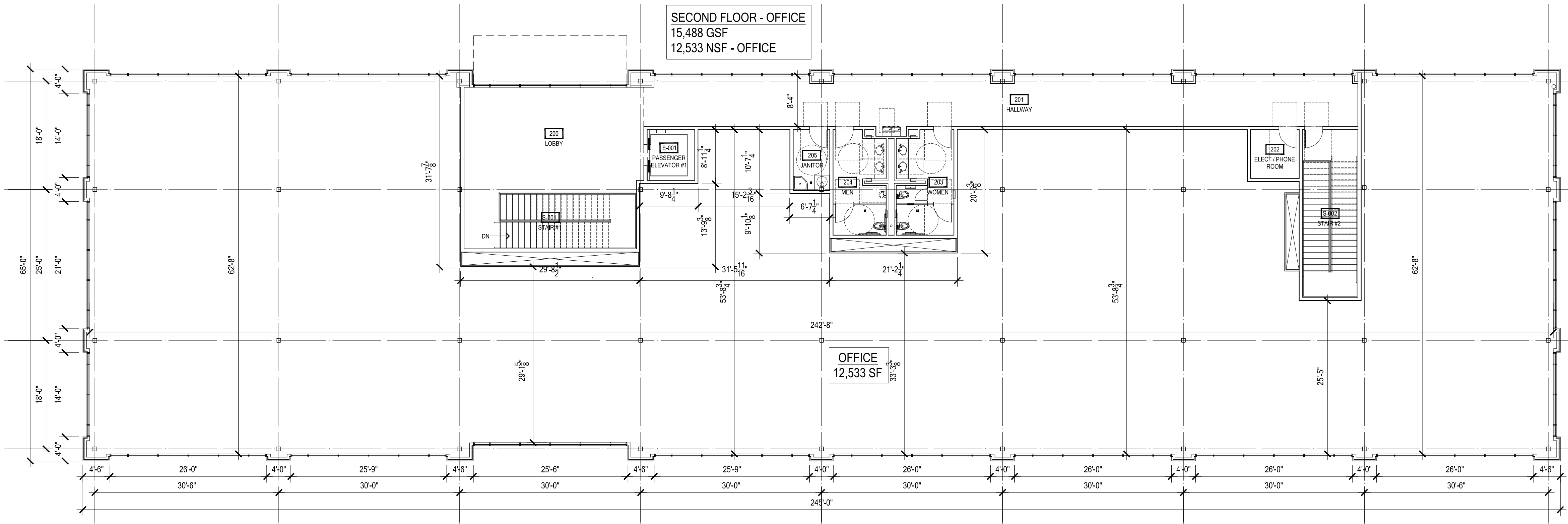
G.W. FISHER SURVEY, ABSTRACT No. 0482;
J. PANCOAST SURVEY, ABSTRACT No. 1146
ALLEN BLEDSOE SURVEY, ABSTRACT No. 0157

31.608 ACRES 1,376,845 SQUARE FEET

ZONING: ORDINANCE O12-001

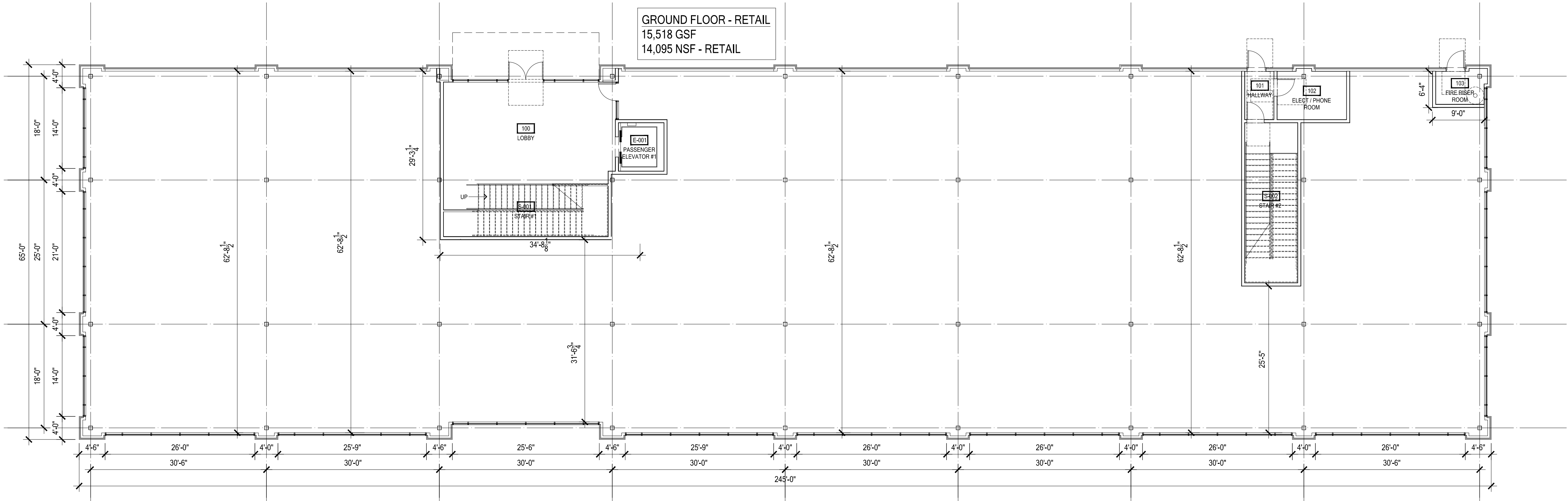
EXISTING SITE PLAN





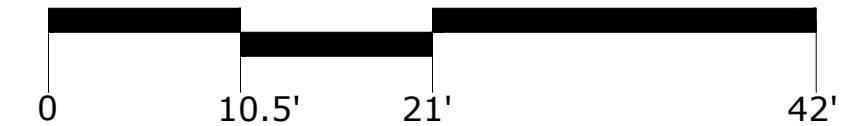
SECOND FLOOR PLAN - SUITES 920 - 929

SCALE: $\frac{3}{32}$ " = 1'-0"

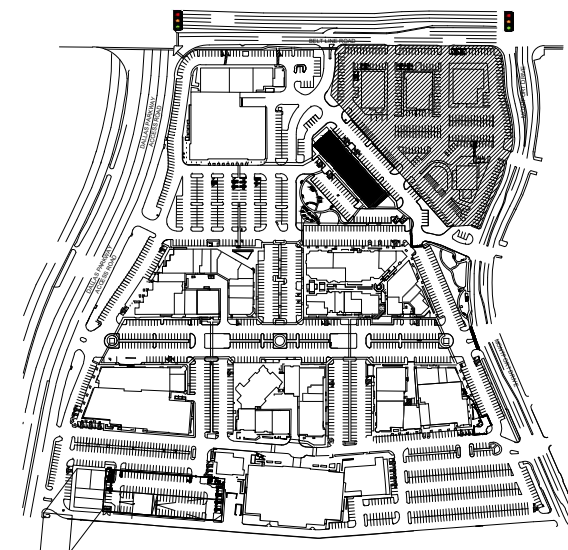


GROUND FLOOR PLAN - SUITES 900 - 919

SCALE: $\frac{3}{32}$ " = 1'-0"



KEY PLAN



TOWN OF ADDISON SITE PLAN NOTES:

- * Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
- * Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- * Buildings with an aggregate sum of 5,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.
- * All signage is subject to Town approval.
- * All fences and retaining walls shall be shown on the site plan and are subject to the Building Inspection Division approval.

APPROVED ACTION DENIED

STAFF _____

COUNCIL _____

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

ARCHITECTS



Owner:
5100 Belt Line Road Investors, LLC.
455 Market Street, 1000
San Francisco, CA 94105
415-538-4820

Applicant:
Vestar Properties
816 Foch Street
Fort Worth, Tx 76107
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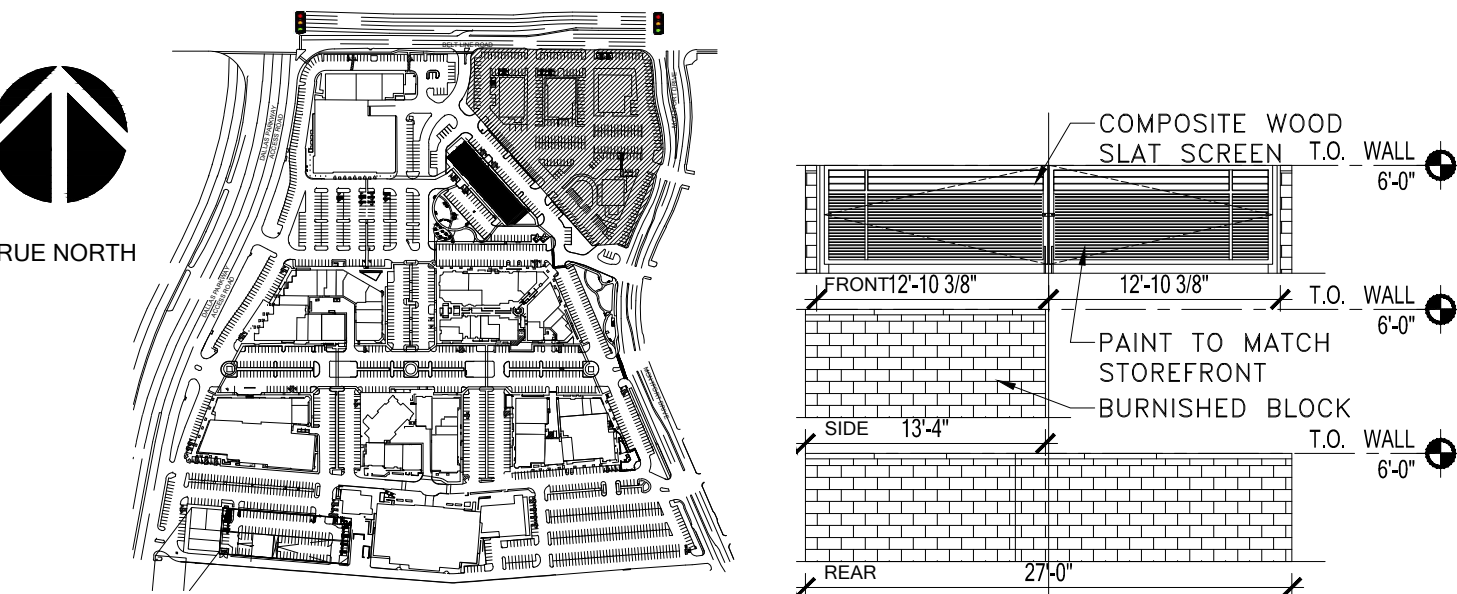
VILLAGE PARKWAY

SUBDIVISION, AMENDED
Block # N/A
Lot # 1R
Town Project #: 1807-Z

OFFICE / RETAIL FLOOR PLANS - BLDG. 900

GFF Project No. 17003.00
Date 01.09.20

EXTERIOR MATERIAL CALCULATIONS		OFFICE/RETAIL			
MATERIAL		North	South	EAST	West
Total Façade Area		3,008 sf	3,008 sf	9,950 sf	9,950 sf
Burnished Block	168 sf	5.6%	168 sf	347 sf	347 sf
Brick Masonry	1,163 sf	38.7%	1,163 sf	1,412 sf	1,412 sf
Smooth Stone	420 sf	14.0%	234 sf	115 sf	115 sf
Composite Wood	0 sf	0.0%	186 sf	811 sf	811 sf
Perforated/Corrugated Metal	445 sf	14.8%	445 sf	1,869 sf	1,869 sf
Cement Plaster	94 sf	3.1%	94 sf	4,907 sf	666 sf
Aluminum Storefront	718 sf	23.9%	718 sf	279 sf	4,730 sf
Painted doors				210 sf	2.1%

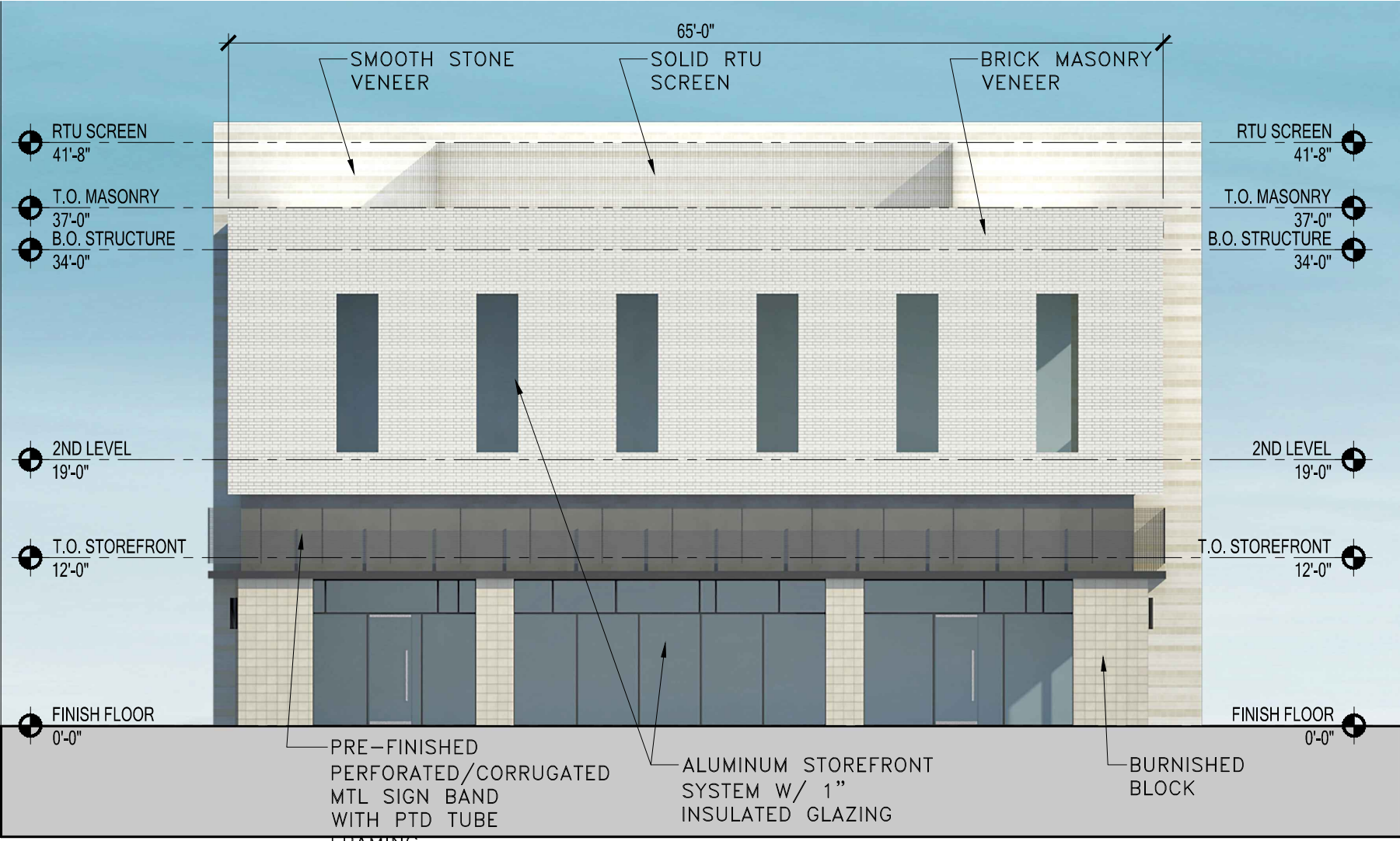


KEY Plan

DUMPSTER ELEVATIONS

SCALE: 3/32" = 1'-0"

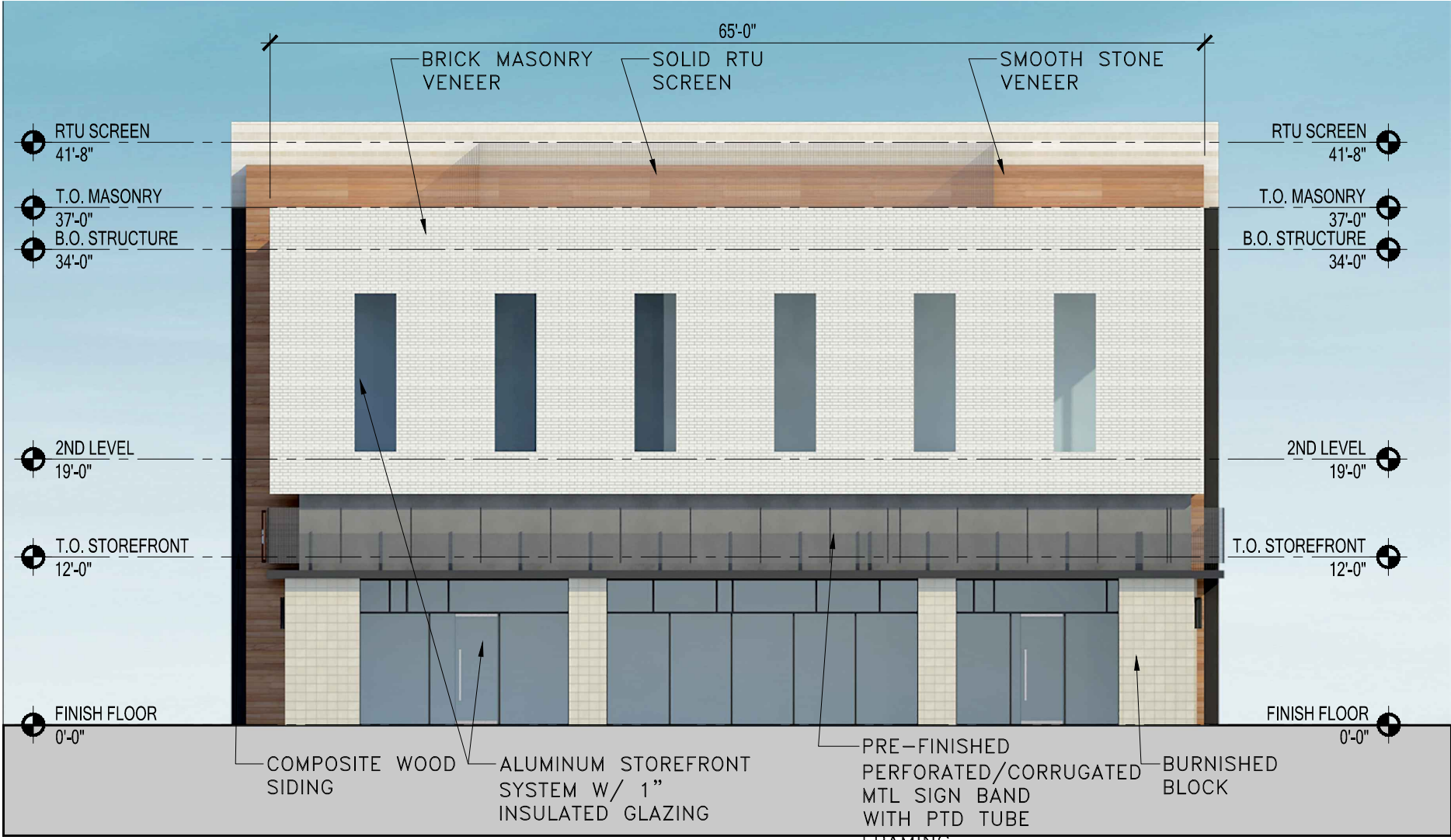
05



NORTH ELEVATION

SCALE: 3/32" = 1'-0"

04



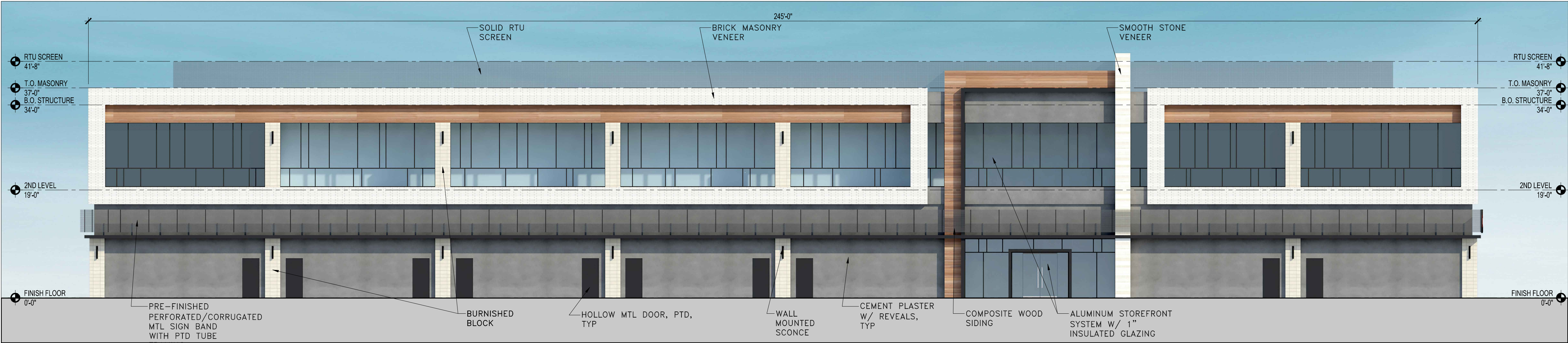
SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

03

FACADE PLAN NOTES:

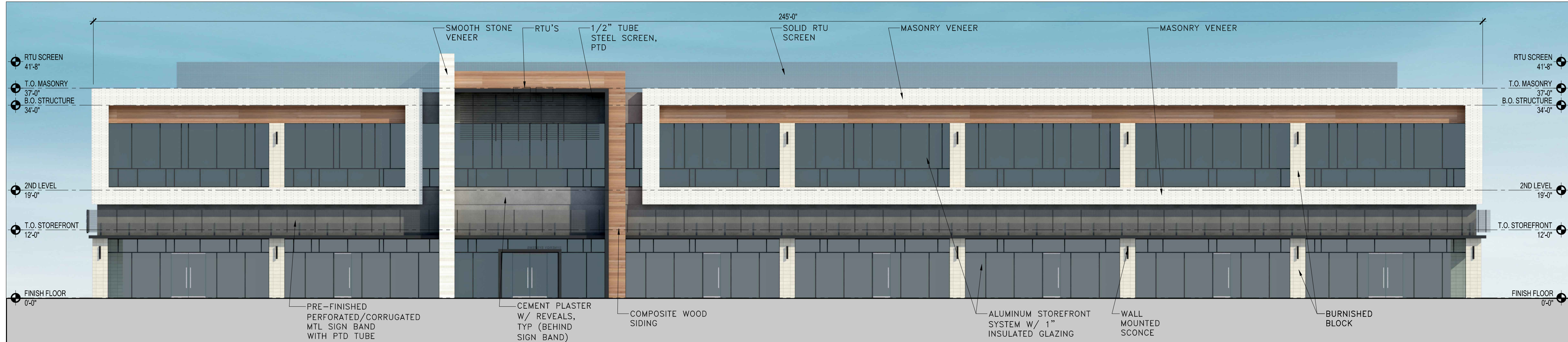
- * This Façade Plan is for conceptual purposes only. All building plans require review and approval by Development Services.
- * All mechanical units shall be screened from public view as required by the Zoning Ordinance.
- * When permitted, exposed utility boxes and conduits shall be painted to match the building.
- * All signage Areas and locations are subject to approval by Development Services.
- * Roof access shall be provided internally, unless otherwise permitted by the Chief Building Official.



EAST ELEVATION

SCALE: 3/32" = 1'-0"

02



WEST ELEVATION

SCALE: 3/32" = 1'-0"

01

MATERIAL LEGEND:

Burnished Block: FEATHERLITE BUILDING PRODUCTS - Hill Country Stone - Limestone
Brick Masonry Veneer: ACME - Glacier White
Smooth Stone Veneer: TEXAS QUARRIES - Cordova Cream Smooth Stone
Composite Wood Siding: NICHHA - Cedar
Pre-Finshed Perforated/Corrugated Metal: CENTRIA - EcoScreen Econolap 3/4" - Slate Gray
Cement Plaster: STO & SHERWIN WILLIAMS - SW-7019 Gauntlet Gray
Aluminum Storefront framing system: KAWNEER - Black
APPROVED ACTION DENIED
STAFF _____ Date _____ Initials _____
COUNCIL _____ Date _____ Initials _____
See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

ARCHITECTS



Owner:
5100 Belt Line Road Investors, LLC.
455 Market Street, 1000
San Francisco, CA 94105
415-538-4820

Applicant:
Vestar Properties
816 Foch Street
Fort Worth, Tx 76107
817.810.9076

VILLAGE PARKWAY

SUBDIVISION, AMENDED
Block # N/A
Lot # 1R
Town Project #: 1807-Z

OFFICE / RETAIL ELEV.
BUILDING 900

GFF Project No. 17003.00
Date 01.09.20

A-10

3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

LANDSCAPE LEGEND

- PROPOSED CANOPY TREE (8" CAL. MIN. 14'-16' TALL)
(LIVE OAK, BALD CYPRESS, CHINKAPIN OAK, RED OAK)
- PROPOSED ORNAMENTAL TREE (2.5" CAL. MIN)
(DESERT WILLOW, TEXAS REDBUD (8'-10' TALL MIN), CRAPE MYRTLE (6'-8' TALL MIN))
- EVERGREEN SCREENING SHRUB PLANTING AREA (36" HT. AT TIME OF PLANTING, 5 GAL MIN, FULL BODIED)
(DWARF WAX MYRTLE, TEXAS SAGE, NANDINA, JUNIPER)
- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- EXISTING LANDSCAPE SITE AREA
- PROPOSED LANDSCAPE SITE AREA FOR OFFICE OVER RETAIL
- CROSSWALK
- CONCRETE WALK

- BUILDING 200 LIMITS OF WORK
- LIMITS OF WORK
- PROPERTY LINE

IRRIGATION NOTES

- ALL LANDSCAPE AREAS WILL BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM. A PERMANENT DRAINAGE WILL BE INSTALLED THAT COMPLIES WITH INDUSTRY STANDARDS.

SOIL NOTES

- EACH LARGE TREE WILL BE INSTALLED WITH A MINIMUM SOIL DEPTH OF 40 INCHES (25sf OF SURFACE AREA = 83.25cuft.)
- EACH LARGE SHRUB OR SMALL TREE WILL BE INSTALLED WITH A MINIMUM DEPTH OF 30 INCHES (25sf OF SURFACE AREA = 62.5cuft.)

TREE MITIGATION NOTES

- ALL EXISTING SHADE TREES 4" CALIPER INCHES AND GREATER OR ORNAMENTAL TREES 2 1/2" OR GREATER TO BE MITIGATED IN ACCORDANCE WITH ADDISON CODE OF ORDINANCES TREE MITIGATION REQUIREMENTS. ANY RETAINED TREE THAT DIES OR IS IRREPARABLY DAMAGED MUST BE REPLACED WITH ONE TREE OF A SPECIES TYPE APPROVED BY THE BUILDING OFFICIAL.

PLANTING LOCATION NOTES

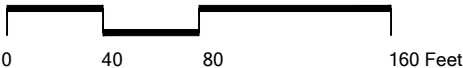
- TREES CAN BE ADJUSTED OR REMOVED BEYOND LOCATIONS SHOWN ON THIS PLAN WITH THE APPROVAL OF THE BUILDING OFFICIAL IN THE EVENT EXISTING OR PROPOSED UTILITIES OF ANY KIND, TRANSFORMERS, OR GRADE ISSUES CAUSE SUCH LOCATIONS TO BE DETRIMENTAL TO THE TREES LONG TERM GROWTH AND WELFARE.

THIS DOCUMENT IS NOT FOR PERMITTING, OR CONSTRUCTION.

MARK S. BOWLES
TEXAS LIC NO: 2767

LANDSCAPE CALCULATIONS

Landscape Ordinance Calculations			
Addison, Texas			
Village on the Parkway			
		Percent	SQ. FT.
Total Site Area			1,376,844
			(31.6 ACRES)
Total Landscape Site Area			
Landscape Site Area Required		20%	275,348
Landscape Site Area Existing		7.70%	105,974
Landscape Site Area Provided		11.0%	151,936
Parking Lot Planting Area			
		Percent	SQ. FT.
General Planting Area Required		10%	51,616
General Planting Area Provided		20.63%	106,496
20'-0" Buffer Requirement			
		LINEAR FT	SQ. FT.
20' Buffer Required		2,165	35,704
20' Buffer Provided		1,238	36,057



ACTION
APPROVED DENIED

STAFF
Date Initials

COUNCIL
Date Initials

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

LANDSCAPE



Owner:
5100 Belt Line Road Investors, LLC.
455 Market Street, 1000
San Francisco, CA 94105
415-538-4820

Applicant:
Vestar Properties
816 Foch Street
Fort Worth, Tx 76107
817.810.9076



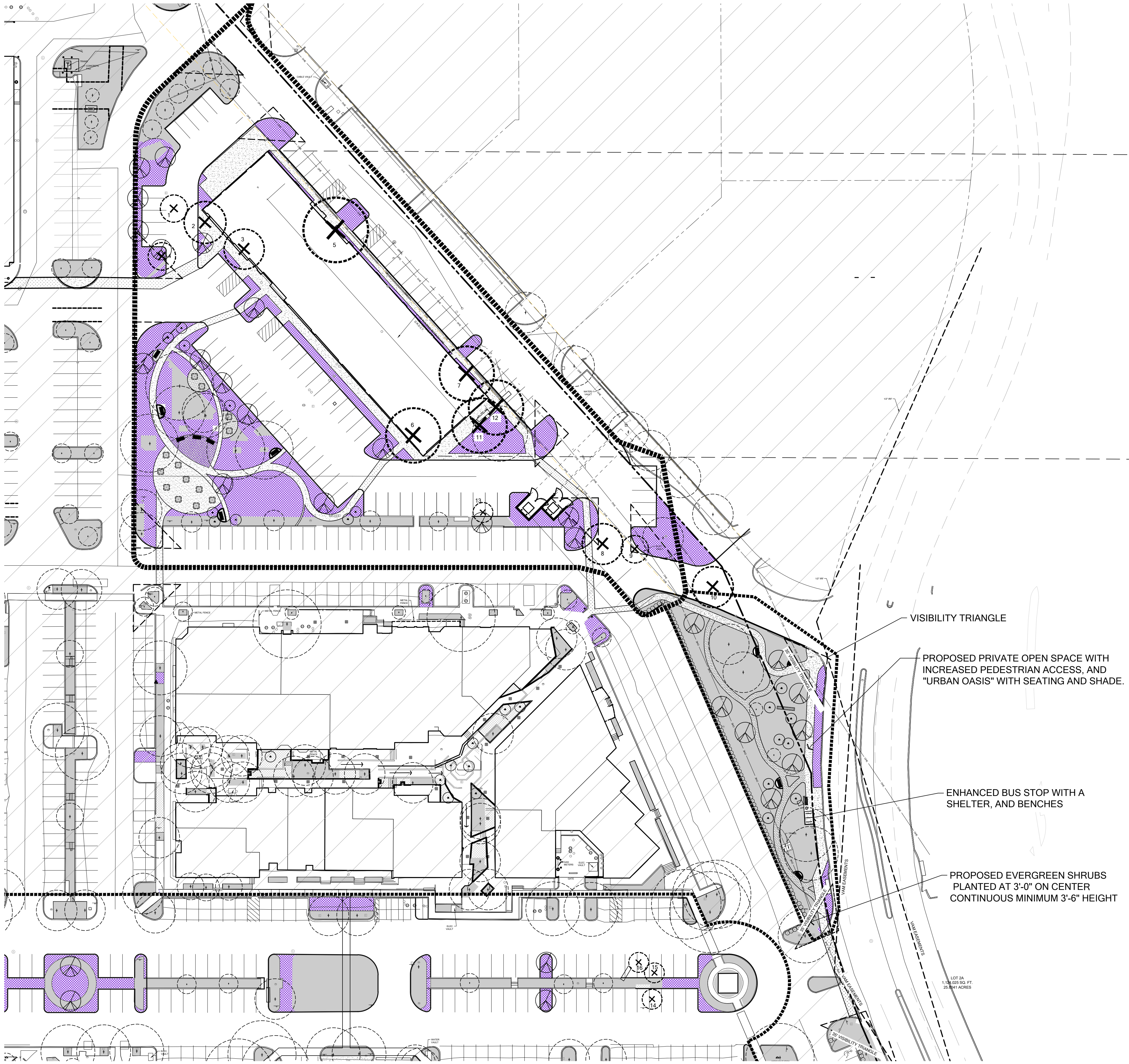
VILLAGE PARKWAY

Block # N/A
Lot # 1R
Town Project #: No. 1807-Z

LANDSCAPE OVERALL SITE PLAN

GFF Project No. 17003.00
Date 01.09.20

LS-100



LANDSCAPE LEGEND

- PROPOSED CANOPY TREE (8" CAL. MIN. 14'-16' TALL)
(LIVE OAK, BALD CYPRESS, CHINKAPIN OAK, RED OAK)
- PROPOSED ORNAMENTAL TREE (2.5" CAL. MIN)
(DESERT WILLOW, TEXAS REDBUD (8'-10' TALL MIN), CRAPE MYRTLE (6'-8' TALL MIN))
- EVERGREEN SCREENING SHRUB PLANTING AREA (36" HT. AT TIME OF PLANTING, 5 GAL MIN, FULL BODIED)
(DWARF WAX MYRTLE, TEXAS SAGE, NANDINA, JUNIPER)
- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- EXISTING LANDSCAPE SITE AREA
- PROPOSED LANDSCAPE SITE AREA FOR OFFICE OVER RETAIL
- CROSSWALK
- CONCRETE WALK

- BUILDING 200 LIMITS OF WORK
- LIMITS OF WORK
- PROPERTY LINE

IRRIGATION NOTES

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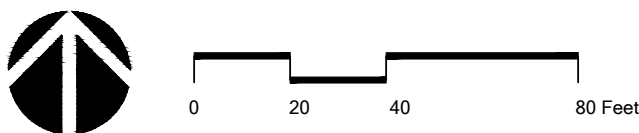
PLANTING LOCATION NOTES

TREES CAN BE ADJUSTED OR REMOVED BEYOND LOCATIONS SHOWN ON THIS PLAN WITH THE APPROVAL OF THE BUILDING OFFICIAL IN THE EVENT EXISTING OR PROPOSED UTILITIES OF ANY KIND, TRANSFORMERS, OR GRADE ISSUES CAUSE SUCH LOCATIONS TO BE DETRIMENTAL TO THE TREES LONG TERM GROWTH AND WELFARE.

Landscape Ordinance Calculations Addison, Texas Village on the Parkway			
Total Site Area	Percent	SQ. FT.	
		103,095	(2.4 ACRES)
BUILDING 200 LIMITS OF WORK LANDSCAPE SITE AREA			
Landscape Site Area Required	20%	20,619	
Landscape Site Area Proposed	21.10%	21,753	

THIS DOCUMENT IS NOT FOR PERMITTING, OR CONSTRUCTION.

MARK S. BOWLES
TEXAS LIC NO. 2767



ACTION
APPROVED _____ DENIED _____
STAFF _____
COUNCIL _____
See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

LANDSCAPE

3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

Owner:
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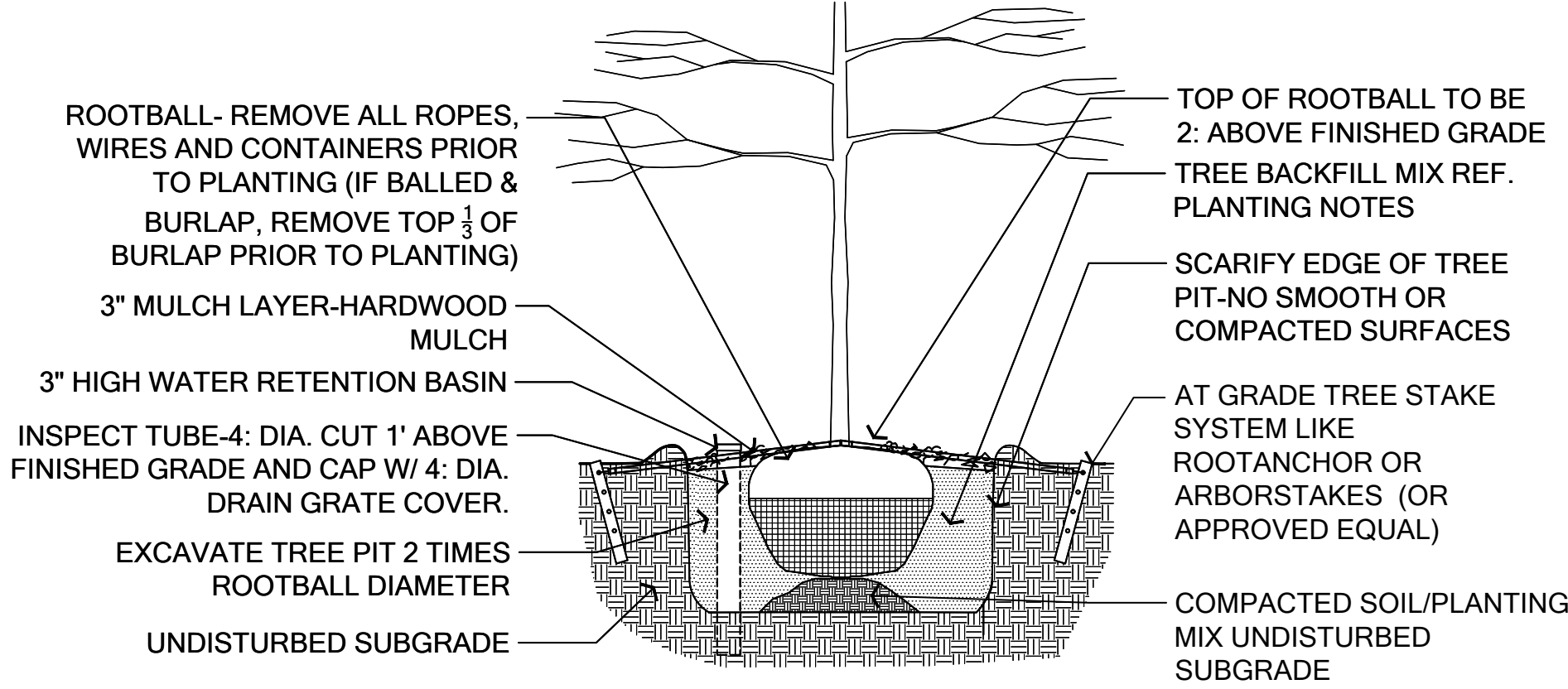
VILLAGE PARKWAY

Block #	N/A
Lot #	1R
Town Project #:	No. 1807-Z

OFFICE OVER RETAIL
LANDSCAPE PLAN

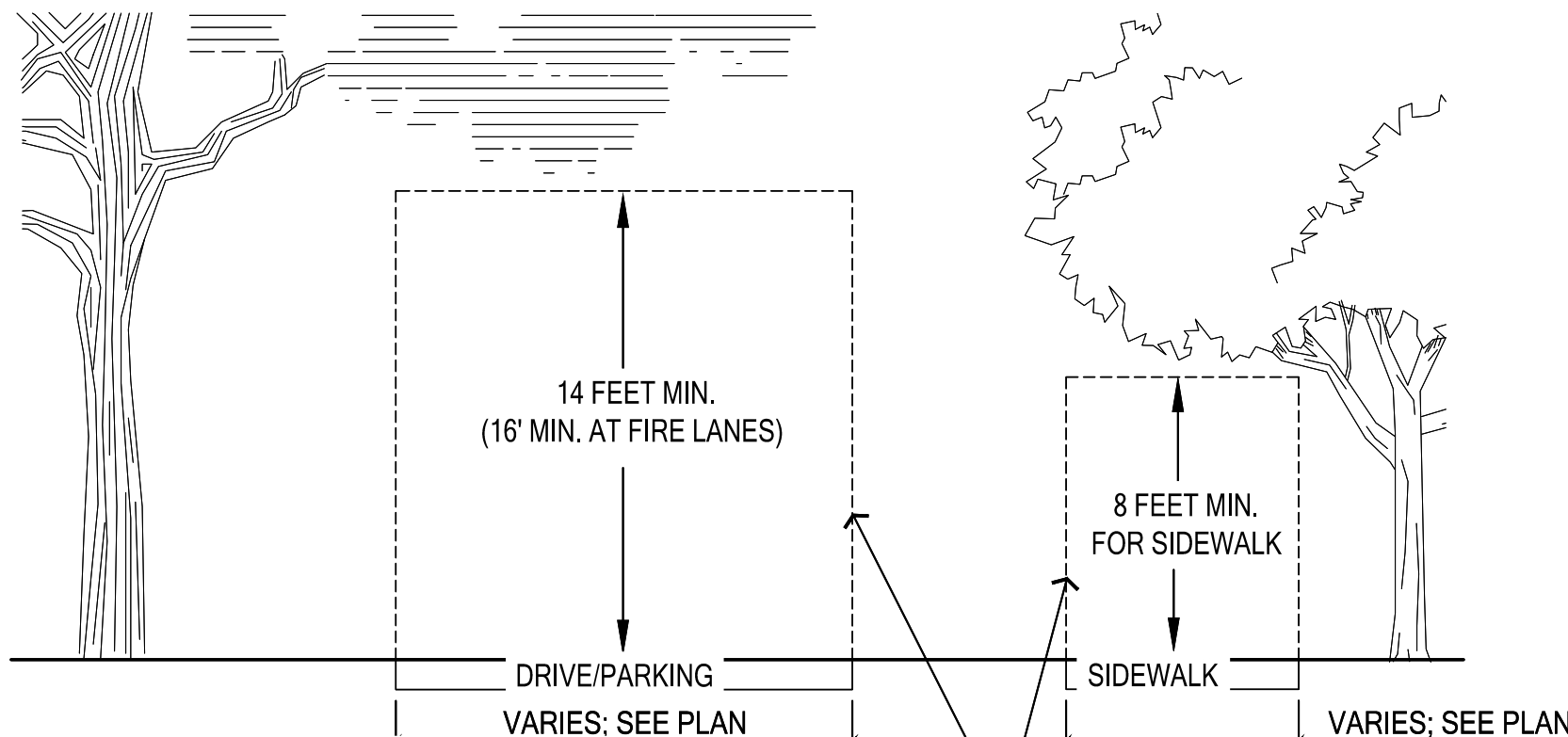
GFF Project No. 17003.00
Date 01.09.20

NOTES:
1. ONLY STAKE TREES THAT ARE NOT CAPABLE OF STANDING UPRIGHT WITHOUT FALLING OR LEANING.
2. USE (3) TREE STABILIZER TREE TUBES PER TREE. PLACE +/- 120 DEGREES APART.
3. INSTALL INSPECTION TUBE CAPS AND TREE TIES PER MANUFACTURER'S SPECIFICATIONS.
4. REF. PLANTING NOTES FOR MORE INFORMATION.



06-DETAIL: TYPICAL TREE PLANTING

SCALE: 1/2"= 1'-0"



NOTE:
A MINIMUM BRANCH CLEARANCE OF 14 FEET ABOVE PARKING LOT/DRIVE LANES (16 FEET ABOVE FIRE LANES) MUST BE MAINTAINED.

07-DETAIL: TREE BRANCH CLEARANCE

SCALE: 1/4"= 1'-0"

TREE MITIGATION NOTES

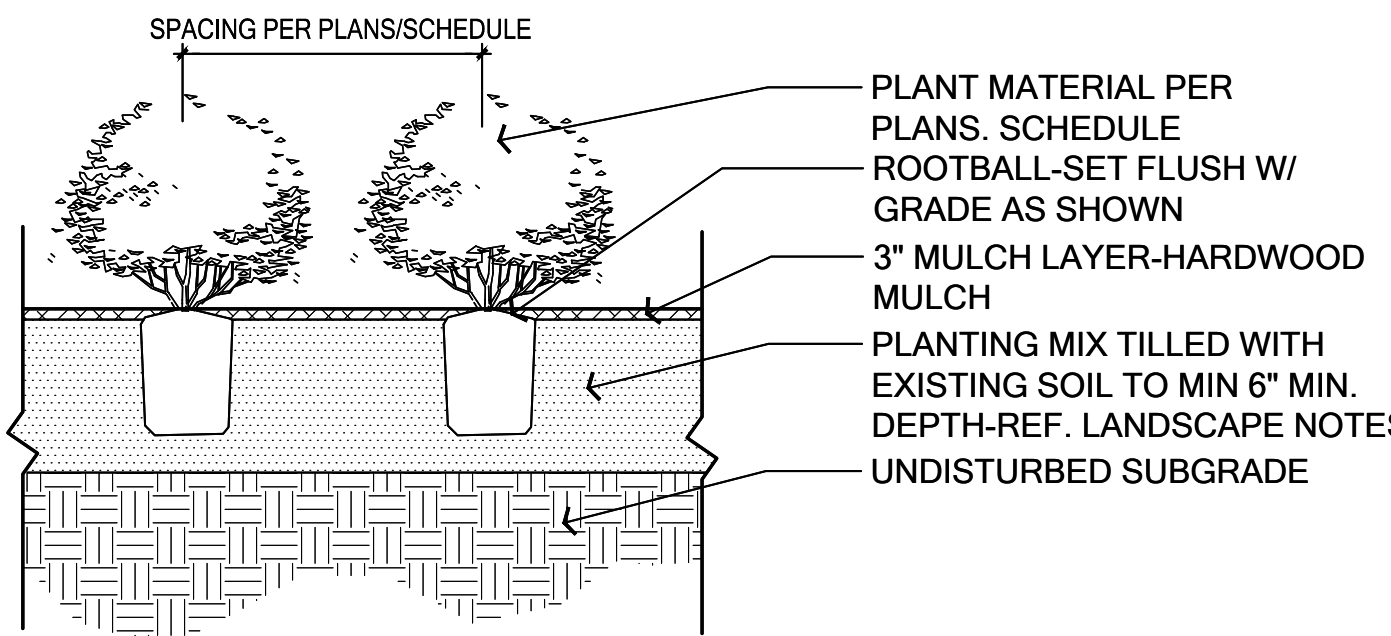
Tree #	Species	Caliper Inches Removed
1	OAK	8
2	OAK	14
3	OAK	13
4	OAK	12
5	LIVE OAK	19
6	OAK	18
7	OAK	14
8	OAK	24
9	OAK	14
10	ELM	20
11	OAK	14
12	OAK	11
13	CHINESE PISTACHE	8
14	MAGNOLIA	5
15	MAGNOLIA	5
16	MAGNOLIA	5
17	MAGNOLIA	5
18	MAGNOLIA	5
19	MAGNOLIA	5
		Total Removed
		219

LANDSCAPE CALCULATIONS

Landscape Ordinance Calculations Addison, Texas Village on the Parkway			
		Percent	SQ. FT.
Total Site Area			1,376,844 (31.6 ACRES)
Total Landscape Site Area			
Landscape Site Area Required		20%	275,348
Landscape Site Area Existing		7.70%	105,974
Landscape Site Area Provided		11.0%	151,936
Parking Lot Planting Area		Percent	SQ. FT.
General Planting Area Required		10%	51,616
General Planting Area Provided		20.63%	106,496
20'-0" Buffer Requirement		LINEAR FT	SQ. FT.
20' Buffer Required		2,165	35,704
20' Buffer Provided		1,238	36,057

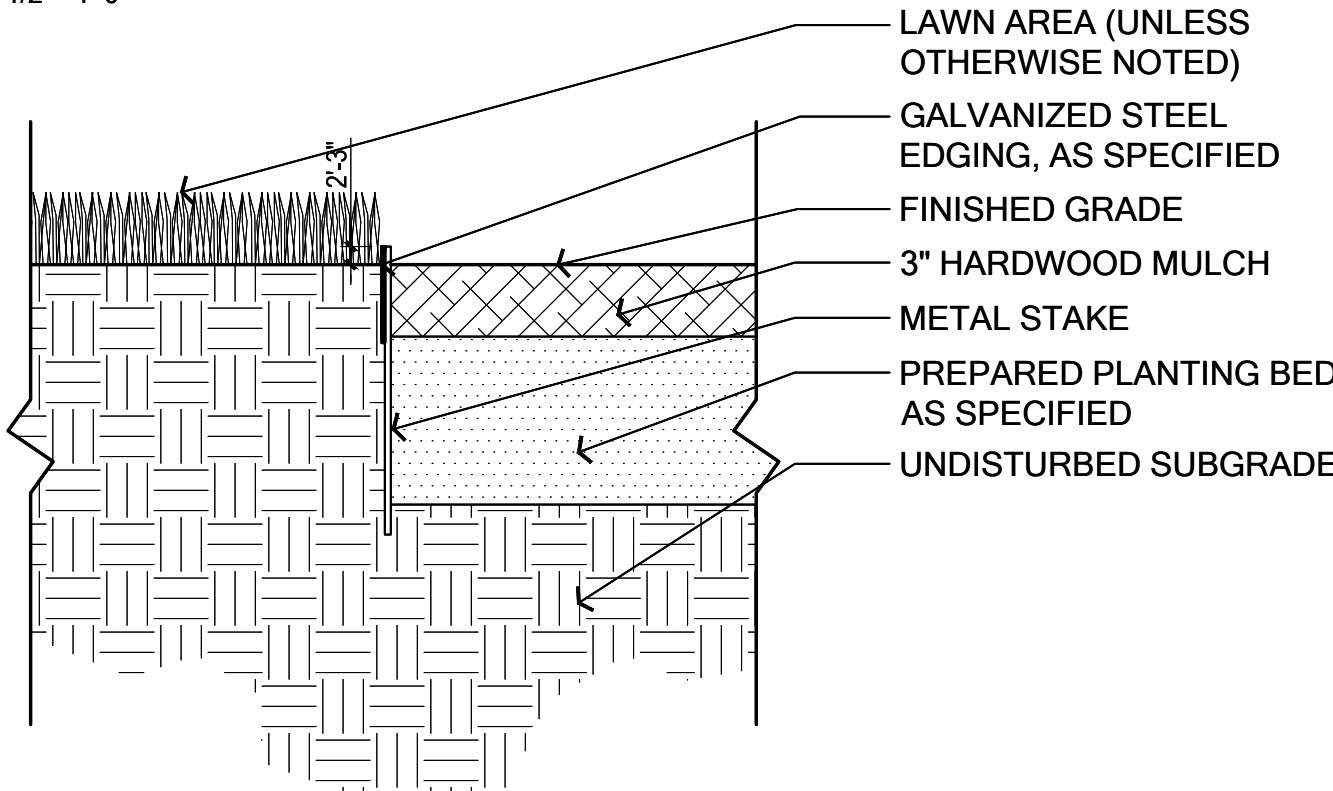
REQUIRED CALIPER INCHES	PROVIDED CALIPER INCHES	QUANTITY OF PROPOSED TREES
189	248	31 SHADE TREES AT 8 INCHES EACH
	42.5	17 ORNAMENTAL TREES AT 2.5 INCHES EACH
TOTAL	290.5	

ANY REMAINING INCHES OR OPEN SPACE REQUIREMENTS WILL BE PAID INTO A FUND AS DISCUSSED WITH THE CITY



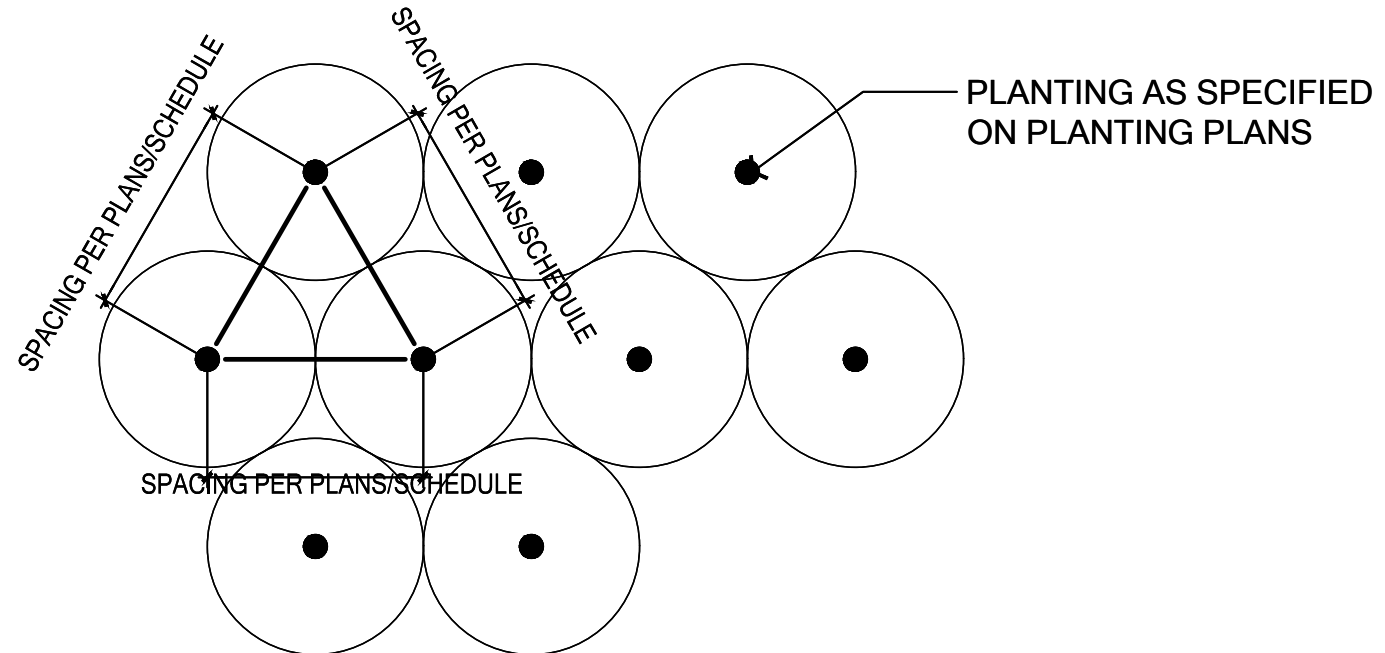
03-DETAIL: TYPICAL SHRUB PLANTING

SCALE: 1/2"= 1'-0"



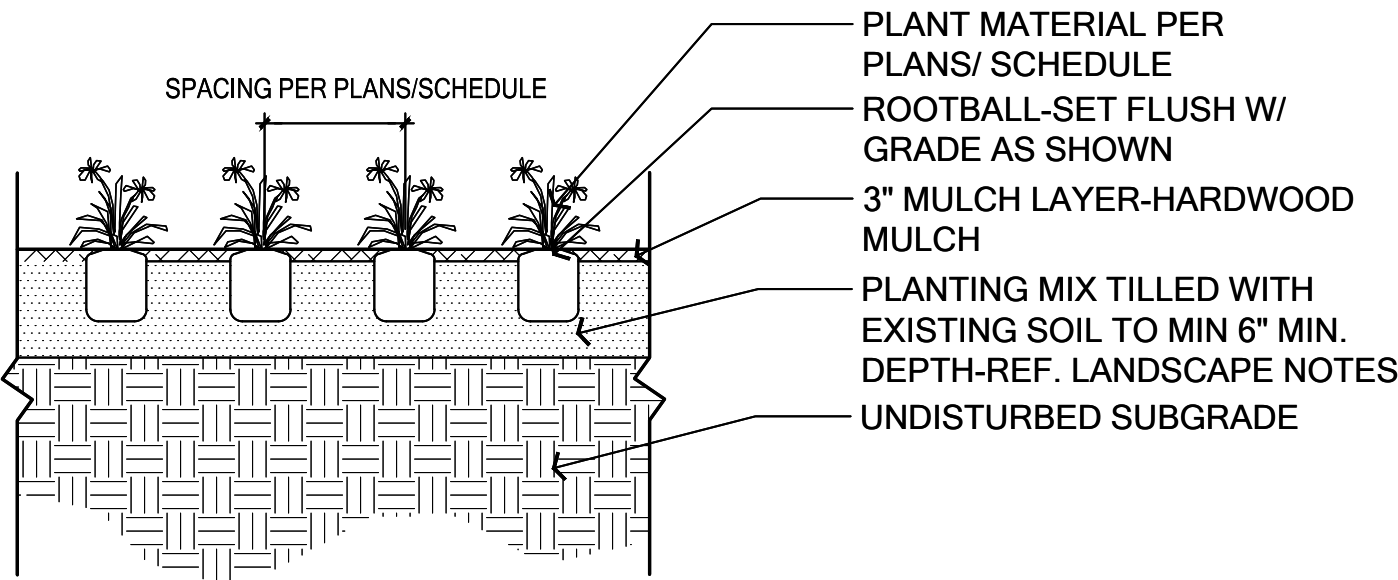
04-DETAIL: STEEL EDGING

SCALE: 1/2"= 1'-0"



01-DETAIL: TYPICAL TRIANGULAR SPACING

SCALE: 1/2"= 1'-0"



02-DETAIL: TYPICAL GROUND COVER PLANTING

SCALE: 1/2"= 1'-0"

ACTION
APPROVED STAFF COUNCIL
Date Initials
See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

LANDSCAPE



Owner:
5100 Belt Line Road Investors, LLC.
455 Market Street, 1000
San Francisco, CA 94105
415-538-4820

Applicant:
Vestar Properties
816 Foch Street
Fort Worth, Tx 76107
817.810.9076



VILLAGE PARKWAY

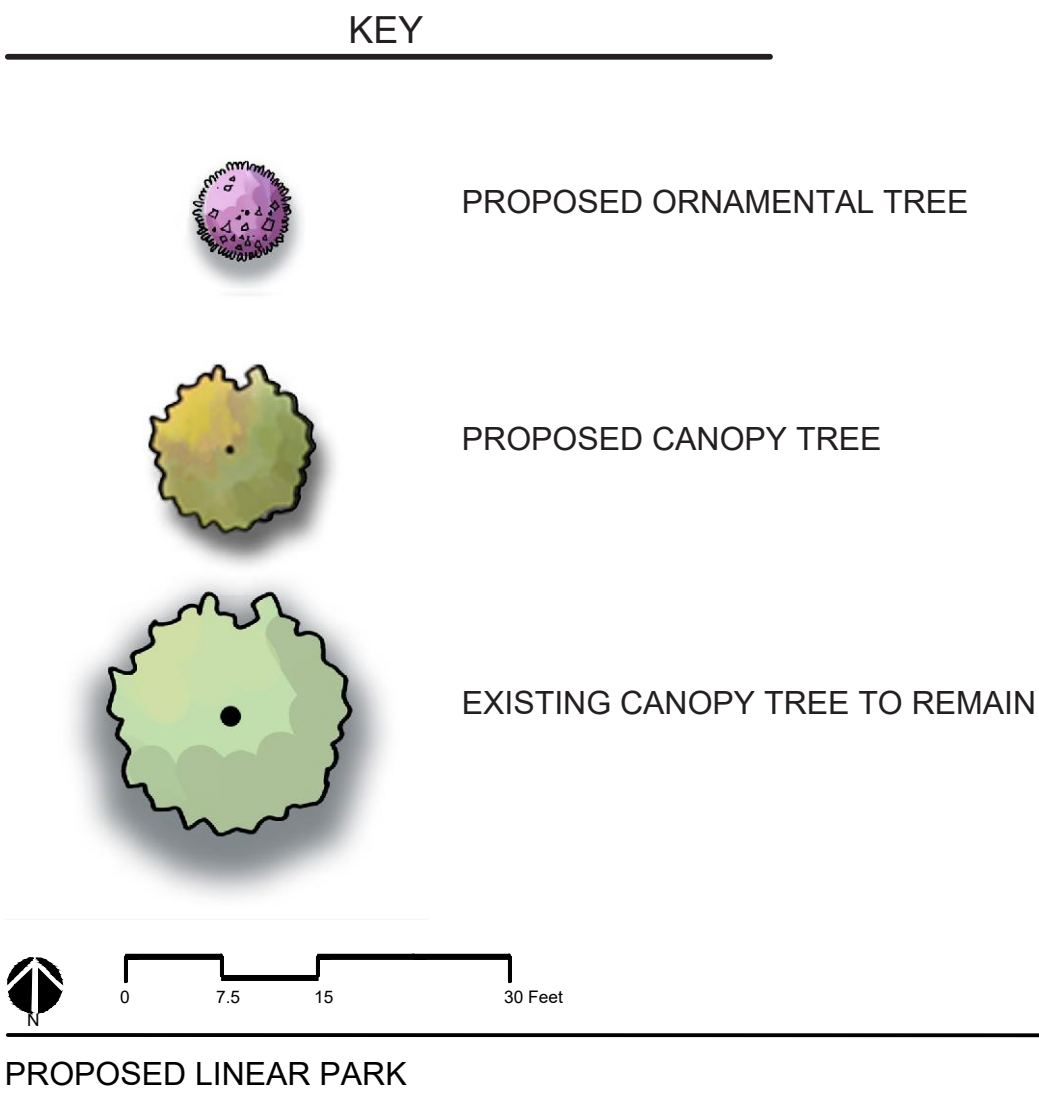
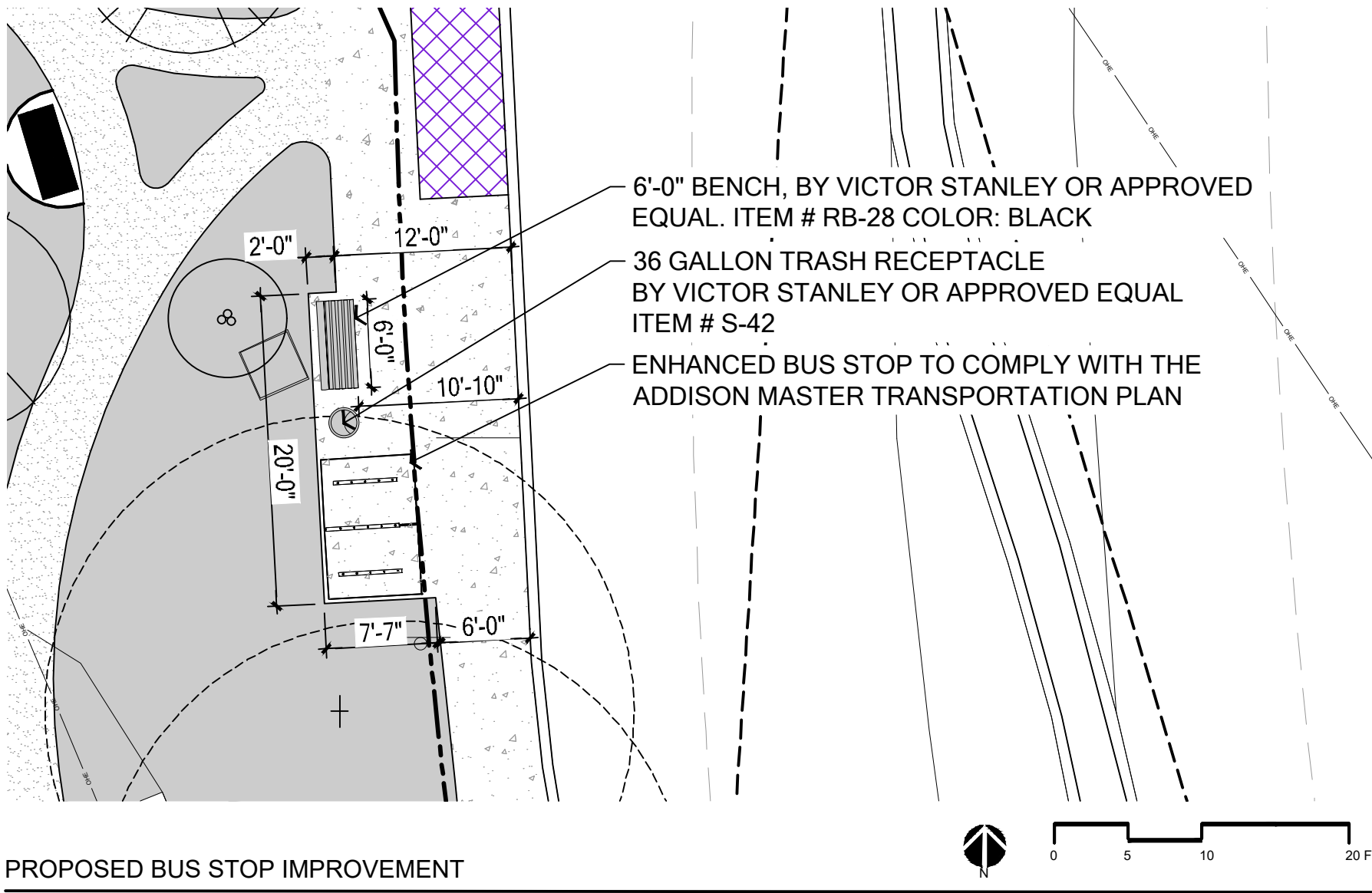
Block # N/A
Lot # 1R
Town Project #: No. 1807-Z

LANDSCAPE CALCULATIONS AND DETAILS

GFF Project No. 17003.00
Date 01.09.20



PROPOSED BUS STOP IMPROVEMENT RENDERING



DECOMPOSED GRANITE PATH

PROPOSED SIDEWALK

PROPOSED BENCH FOR SEATING NODES
6'-0" BENCH BY VICTOR STANLEY OR
APPROVED EQUAL. ITEM # S-24
COLOR: BLACK



URBAN OASIS WITH SEATING AND SHADE

PROPOSED BUS STOP IMPROVEMENT

EXISTING SIDEWALK



THIS DOCUMENT IS
NOT FOR
PERMITTING, OR
CONSTRUCTION.

MARK S. BOWLES
TEXAS LIC NO: 2767

ACTION
APPROVED ☐ DENIED ☐
STAFF _____
Date _____ Initials _____
COUNCIL _____
Date _____ Initials _____
See the Staff Approval Letter or Council Result
Memo for any conditions associated with the
approval of the project.

LANDSCAPE



Owner:
5100 Belt Line Road Investors, LLC.
455 Market Street, 1000
San Francisco, CA 94105
415-538-4820

Applicant:
Vestar Properties
816 Foch Street
Fort Worth, Tx 76107
817.810.9076



VILLAGE PARKWAY

Block # N/A
Lot # 1R
Town Project #: No. 1807-Z

**MONTFORT
RENDERINGS**


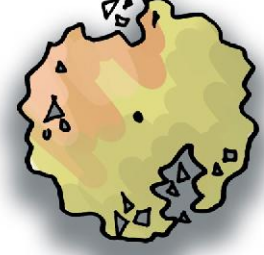

GFF Project No. 17003.00
Date 01.09.20

LS-103

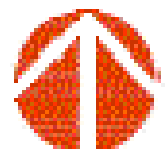
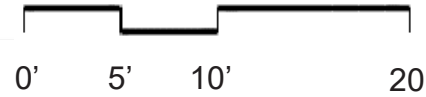


- 1. OPEN LAWN AREA
- 2. QUIET SEATING NODES
- 3. MIXED PLANTING
- 4. OUTDOOR EATING AREA
- 5. SMALL GAME LAWN

LEGEND

-  PROPOSED ORNAMENTAL TREE
-  PROPOSED SHADE TREE
-  EXISTING SHADE TREE TO REMAIN

TRIANGLE DESIGN



THIS DOCUMENT IS NOT FOR PERMITTING, OR CONSTRUCTION.

MARK S. BOWLES
TEXAS LIC NO: 2767

	ACTION	
APPROVED	DENIED	
STAFF		Date _____ Initials _____
COUNCIL		Date _____ Initials _____

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.



LANDSCAPE

Owner:
5100 Belt Line Road Investors, LLC.
455 Market Street, 1000
San Francisco, CA 94105
415-538-4820

Applicant:
Vestar Properties
816 Foch Street
Fort Worth, Tx 76107
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VILLAGE PARKWAY

Block #	N/A
Lot #	1R
Town Project #:	No. 1807-Z

TRIANGLE PARK
RENDERINGS

GFF Project No.	17003.00
Date	01.09.20

Planning & Zoning Commission

Meeting Date: 01/21/2020

Agenda Caption:

PUBLIC HEARING Case 1810-SUP/Vidorra. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road Suite 410, which property is currently zoned PD, Planned Development, through Ordinance 012-001, by approving a Special Use Permit for a new restaurant with the sale of alcoholic beverages for on-premises consumption only.

Attachments

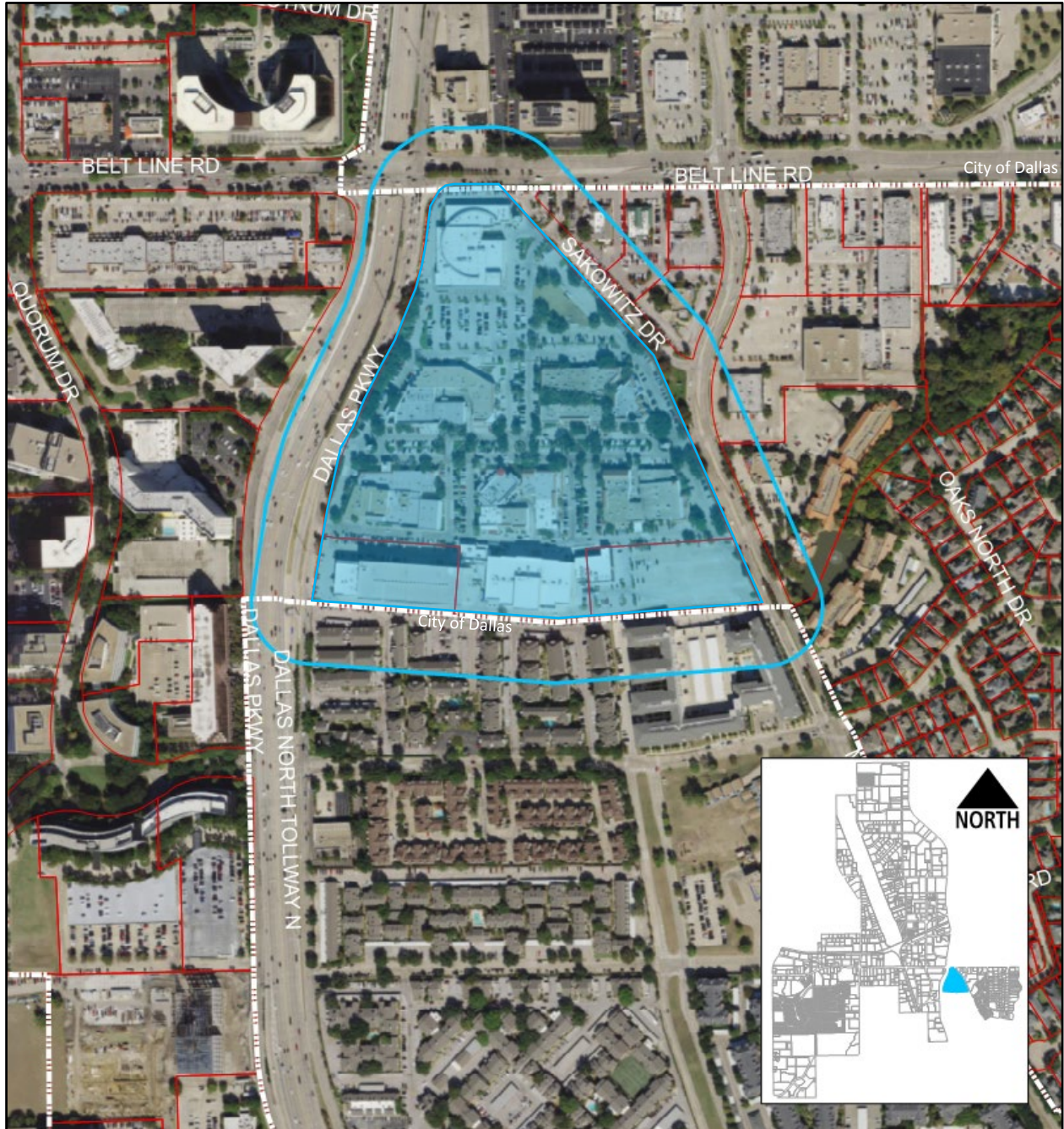
1810-SUP P&Z Packet

1810-SUP Plans

1810-SUP

PUBLIC HEARING Case 1810-SUP/Vidorra. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road Suite 410, which property is currently zoned PD, Planned Development, through Ordinance 012-001, by approving a Special Use Permit for a new restaurant with the sale of alcoholic beverages for on-premises consumption only.

LOCATION MAP





January 16, 2020

STAFF REPORT

RE: Case 1810-SUP/Vidorra

LOCATION: 5100 Belt Line Road Suite 410

REQUEST: Approval of a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only in order to permit a new restaurant with an expanded patio.

APPLICANT: Maxwell Fisher, Masterplan

DISCUSSION:

Background: This suite is a vacant restaurant previously occupied by Social House. Social House obtained a Special Use Permit (SUP) in 2010. At that time, Social House was permitted to remove four parking spaces in order to accommodate the expansion of the patio area in front of the suite.

The proposed new restaurant concept is called Vidorra, meaning “the good life.” Vidorra is a modern Mexican restaurant serving and an extensive cocktail program, in a modern eclectic atmosphere. Owned by Milkshake Concepts, the original Vidorra, and another concept called Stirr, are both currently located in Deep Ellum. An SUP for Stirr 2.0 was approved last Spring, directly across the drive isle from this suite, and is currently under construction.

Proposed Plan: The applicant is proposing to open an 8,295 square-foot restaurant, which will include major interior renovations, exterior improvements, and a patio expansion – from 1,716 square feet to 2,345 square feet. In order to accommodate the expanded patio square footage, the applicant is proposing to remove four parking spaces and an existing tree along the western frontage of this suite.

Floor plans show a large indoor/outdoor bar area with seating for 33, surrounded by a variety of seating options for dining, seating 126. The plans also include a smaller secondary bar and private dining area, seating 18. The floor plan shows six couches, to be suspended from the ceiling, with tables and benches, which have been confirmed to solely accommodate a dining experience. All tables have also been confirmed to be dining height.

The applicant is proposing to replace most of the existing stucco with brick and provide wood and metal accents. Vinyl roll down patio covers, in order to allow patio dining during inclement weather,

are proposed in accordance with the Town's requirements. The applicant is also proposing to install large planters around the perimeter of the patio.

Parking: The expanded space requires 34 parking spaces. Planned Development Ordinance O12-001 allows most uses to be parked at a ratio of 1 space per 250 square feet. The current site plan shows that 2,268 spaces are provided. Subtracting the 4 spaces proposed to be removed in order to accommodate the proposed patio expansion, the site would have a total of 2,264 parking spaces, approximately 513 spaces more than the required number.

It should be noted that in a separate zoning case for Village on the Parkway, the property owner is proposing a new office/retail building as well as site plan revisions that will reconfigure some of the existing parking. Through that request, the parking ratio may also change to 1 parking space per 225 square feet. If this separate zoning case is approved, the parking space provision for this site changes to 2,248, approximately 199 spaces more than the required number (without accounting for the 4 parking spaces to be lost through the Vidorra patio expansion).

While the overall parking count exceeds the requirement under either standard, due to the configuration of Village on the Parkway, the location of parking has been more of an issue than the total number of parking spaces. The bulk of the property's parking is in the parking structure on the southwest corner of the property. The Town has received many complaints from visitors and businesses within the center about the lack of convenient surface parking within the center. In this area of the property specifically, there are numerous existing restaurant related activities as well as new restaurant spaces still in development stages. This case contemplates the expansion of the existing restaurant patio, Stirr 2.0, across the drive aisle, is adding 10,110 square feet of restaurant space with seating for 276, there is a vacant restaurant suite adjacent to the proposed Vidorra suite, and another case has recently been submitted for a new restaurant space in between Pluckers and Stirr 2.0. Given the intensity of restaurant uses in this part of the property and history of parking concerns, Staff is hesitant to lose parking in this area.

RECOMMENDATION: **DENIAL**

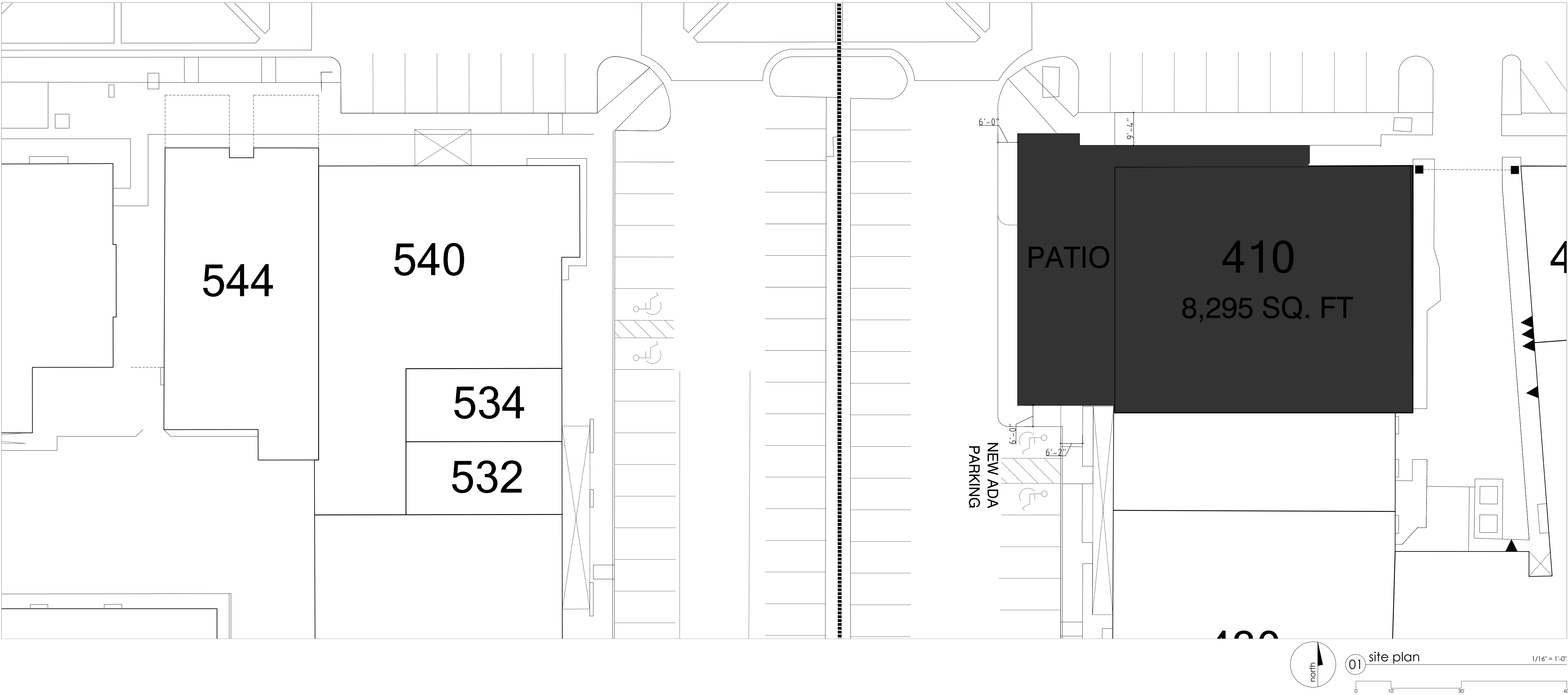
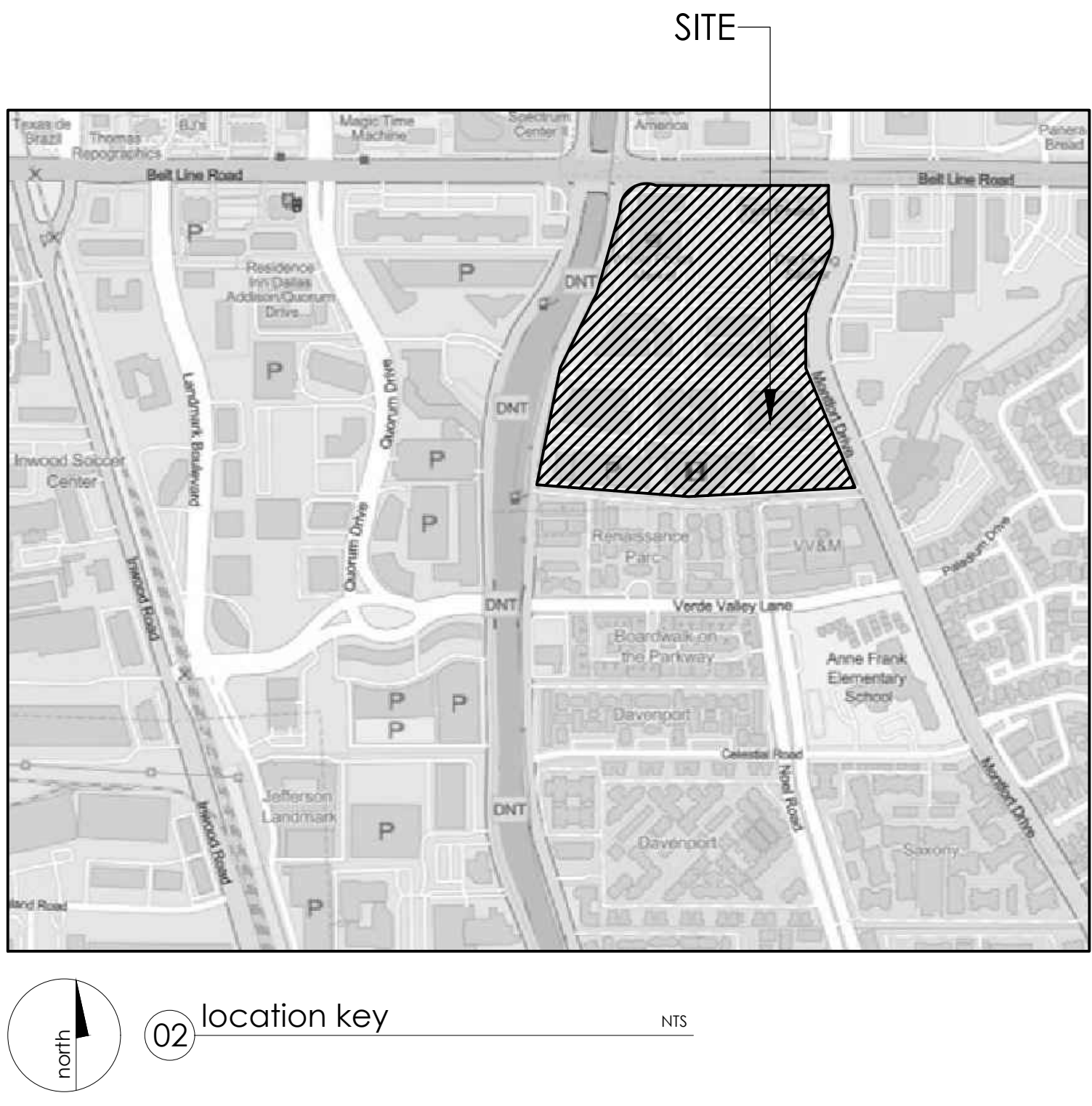
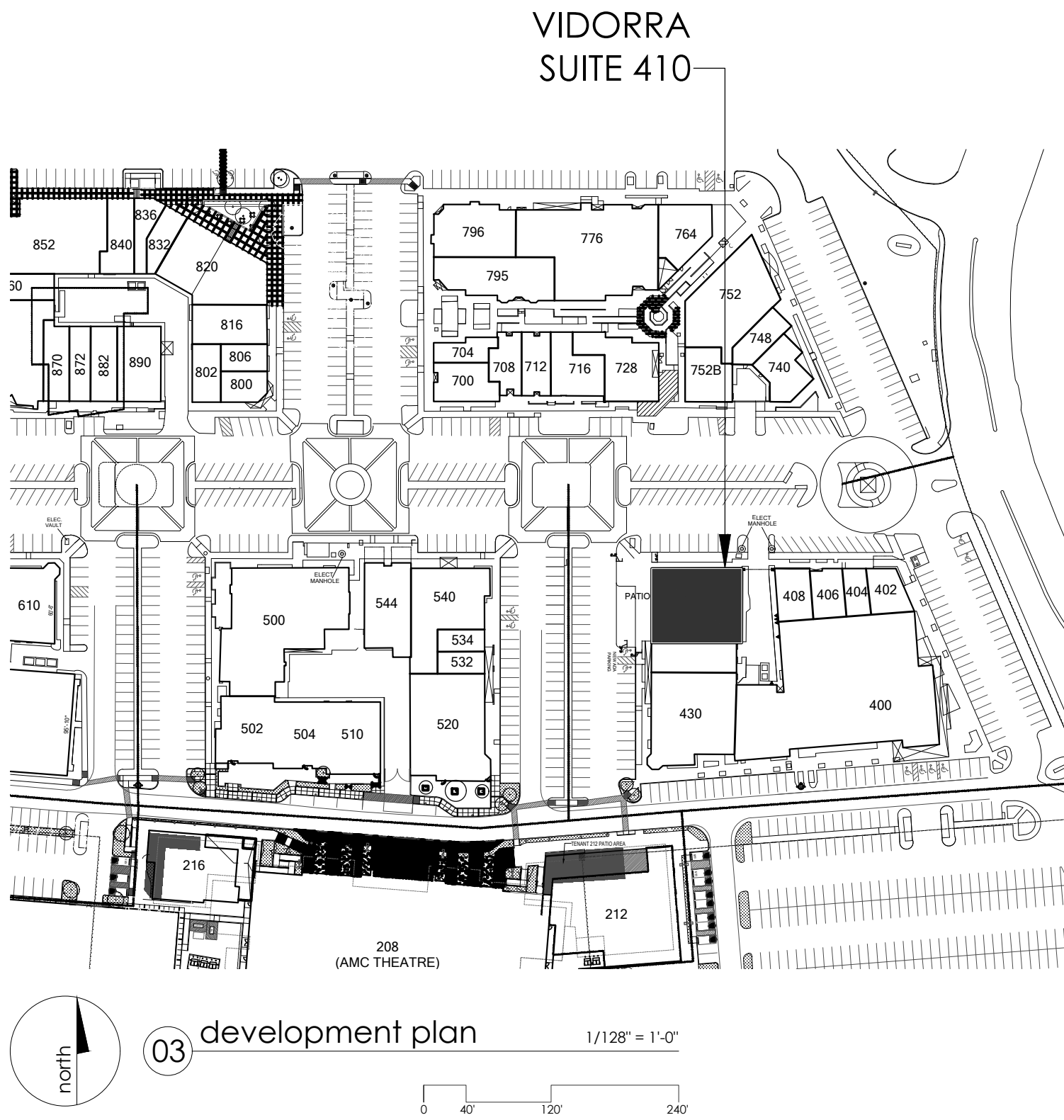
Vidorra is a proven successful restaurant concept and is a welcome addition to the offerings at Village on the Parkway.

While Staff encourages new business opportunities and exterior improvements, this shopping center has a history of parking complaints and removing parking spaces along one of its primary drive aisles would further reduce the amount of surface parking in the core of the center. Additionally, since this property is significantly under landscaped, no existing landscaping should be removed, and, if any parking spaces are being removed, Staff believes they should be utilized toward bringing the property further into compliance with the Landscape Regulations instead of expanding buildable square footage. Based on these issues, Staff recommends denial of the request, but would be supportive of a request to remodel the existing space while maintaining the current patio size.

SITE PLAN NOTES

- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

PD PARKING REQUIREMENTS:	
1 Space/250 SF of area - All uses except THEATER	
THEATER REQUIREMENTS:	
1 Space/3 seats	
Gross Leasable Area (GLA) total	375,551 sf
GLA under PD	331,846 sf
GLA Theater	43,705 sf
PD: 1 SPACE/250 SF of AREA - REGARDLESS OF USE, (Excluding Theater)	
PARKING REQUIRED:	1,327 spaces
THEATER PARKING	
1 SPACE/3 SEATS	
THEATER SEAT COUNT	1,282 seats
PARKING REQUIRED	428 spaces
TOTAL PROJECT PARKING TABULATIONS:	
REQUIRED:	
PD USES 1/250:	1,327 spaces
THEATER 1/3:	428 spaces
TOTAL REQUIRED:	1,755 spaces
EXISTING:	
SURFACE	1,645 spaces
GARAGE BLDG 300	622 spaces
TOTAL PROVIDED:	2,267 spaces



ACTION	
APPROVED	DENIED
STAFF	Date _____ Initials _____
COUNCIL	Date _____ Initials _____
See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.	

PROJECT TEAM:

OWNER
Milkshake Concepts
2803 Main Street
Suite 110, Dallas, TX 75226
T 214 983 1222

DESIGN TEAM / ARCHITECTURE
Coeval Studio
154 Leslie St.
Dallas, Texas 75207
214.931.4097 - Office

PROPERTY OWNER
Village On The Parkway
5100 Beltline Road, Suite 430
Dallas, Texas 75254
972.385.6054 - Office
Contact: Susan Steelhammer, csm

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Vidorra Addison
5100 Belt Line Rd, Suite 410
Addison, Texas 75254

TOWN PROJECT NUMBER PROJECT NUMBER
1810-SUP 19026

REVISIONS

ISSUE DATE
11.07.2019
SUP EXHIBITS

SITE PLAN - SUP

ID1.0

SQUARE FOOTAGE TAB:

host/dining 2	1,010
corridor	62
restroom	377
kitchen/elec. room	1,951
pdr	427
dining 1	950
bar dining 1	685
bar	488

TOTAL A/C	5,950
-----------	-------

patio	2,345
-------	-------

TOTAL	8,295
-------	-------

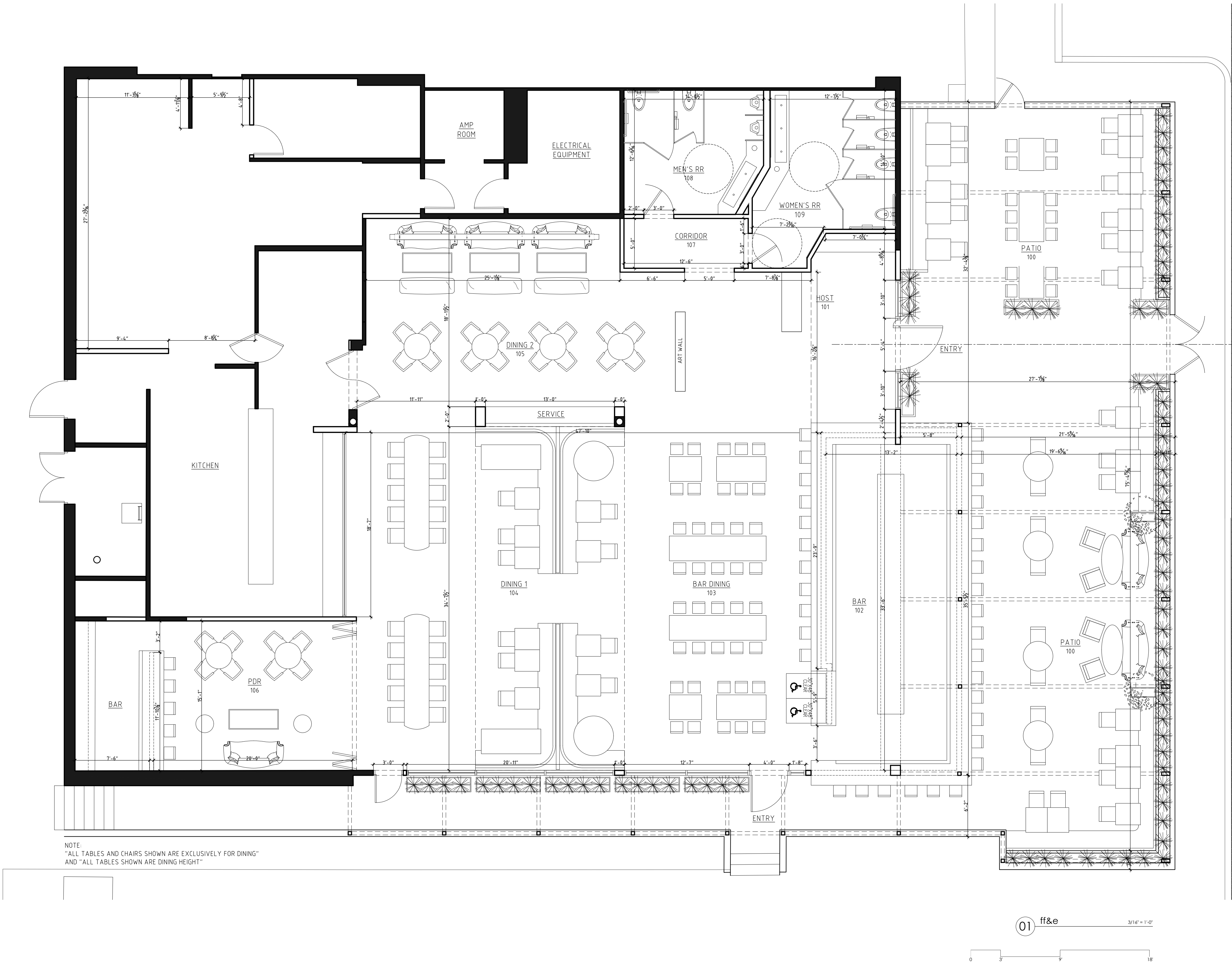
SEAT COUNT:

patio bar	22
patio	68

TOTAL	90
-------	----

bar	11
dining bar	40
dining 1	58
dining 2	28
pdr	18

TOTAL	155
MAIN TOTAL	245



ACTION		
APPROVED	DENIED	
STAFF	Date	Initials
COUNCIL	Date	Initials
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FF&E

ID2.3

FACADE PLAN NOTES

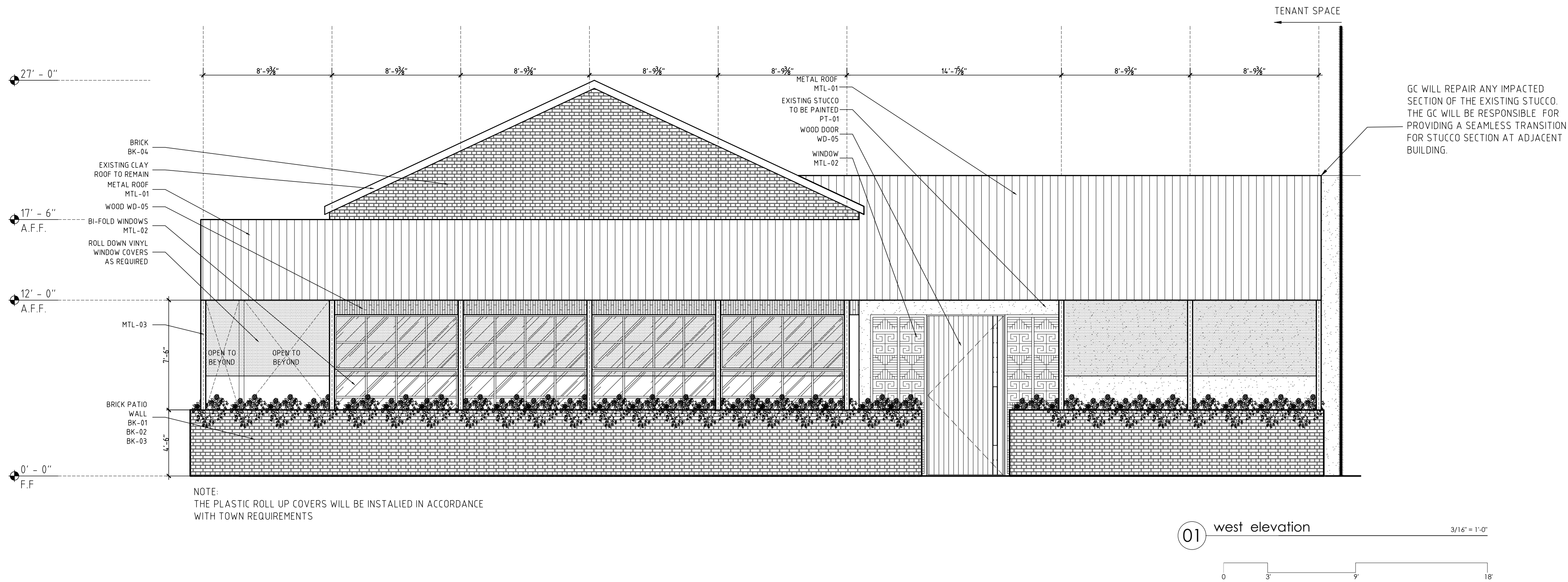
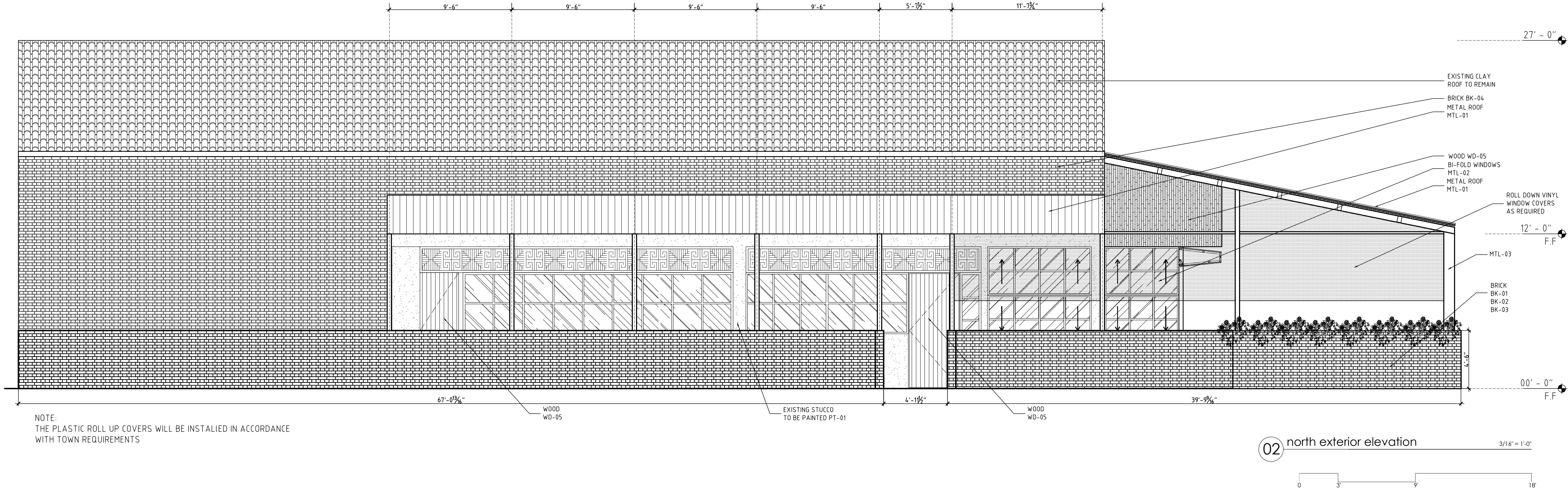
- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
- ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.

ID4.0 - 2 ELEVATION MATERIAL PERCENTAGE:

STUCCO (PT - 01) / EXISTING TO REPAINT	
STUCCO TOTAL	4% (90 sq ft)
STOREFRONT GLASS (MLT-02) / PROPOSED	
STOREFRONT TOTAL	13% (325 sq ft)
WOOD (WD-05) / PROPOSED	
WOOD TOTAL	4% (91 sq ft)
METAL ROOF (MLT-01) / PROPOSED PAINTED METAL (MTL-03)	
METAL TOTAL	8% (217 sq ft)
BRICK (BK-01/BK-02/BK-03/BK-04) / PROPOSED	
BRICK TOTAL	41% (1,034 sq ft)
CLAY ROOF / EXISTING TO REMAIN	
CLAY ROOF TOTAL	30% (757 sq ft)
TOTAL SQ FT - 2,514 sq ft	

ID4.0 - 1 ELEVATION MATERIAL PERCENTAGE:

STUCCO (PT - 01) / EXISTING TO REPAINT	
STUCCO TOTAL	9% (145 sq ft)
STOREFRONT GLASS (MLT-02) / PROPOSED	
STOREFRONT TOTAL	18% (273 sq ft)
WOOD (WD-05) / PROPOSED	
WOOD TOTAL	6% (93 sq ft)
METAL ROOF (MLT-01) / PROPOSED PAINTED METAL (MTL-03)	
METAL TOTAL	35% (547 sq ft)
BRICK (BK-01/BK-02/BK-03/BK-04) / PROPOSED	
BRICK TOTAL	32% (491 sq ft)
TOTAL SQ FT - 1,549 sq ft	



ACTION		
APPROVED	DENIED	
STAFF	Date	Initials
COUNCIL	Date	Initials
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EXTERIOR ELEVATIONS - SUP

ID4.0

Planning & Zoning Commission

Meeting Date: 01/21/2020

Agenda Caption:

Discuss and take action on the 2019 Planning and Zoning Commission Annual Report.

Attachments

DRAFT Annual Report



MEMORANDUM

January 21, 2020

TO: Members of the Addison City Council

FROM: Kathryn Wheeler, Chair, Addison Planning and Zoning Commission

COPY: Planning and Zoning Commissioners
Wes Pierson, City Manager
Charles Goff, Director of Development Services

SUBJECT: 2019 Planning and Zoning Progress Report

ATTACHMENTS: 2019 Attendance Statistics
2019 Cases Map

The Planning and Zoning Commission is governed by the Rules, Regulations, and Procedures of the Town of Addison. These Rules stipulate under Article III, DUTIES OF THE COMMISSION, Paragraph (j) that the Commission shall:

“Submit each year a progress report to the City Council summarizing its activities, major accomplishments for the past year, and a proposed work program for the coming year. The report shall contain for the year the attendance record of all members and the identity of Commission officers.”

Please let this document serve as the Commission’s progress report, and the attendance record of all members is also attached for your review and use.

Overview

2019 was a year of stability on the Commission with no new members joining. I served as Chair and Linda Groce served as Vice Chair for the year. Charles Goff, staff liaison, continues to shepherd the overall P&Z process with assistance from Olga Chernomoretz.

The Commission met less frequently than in previous years, holding just seven regular meetings. Commissioners attended these meetings an average of 94% of the time, an increase of 2% from 2019. Four Commissioners had perfect attendance during their tenure on the Commission in 2019 – Jerry Dougan, John Meleky, Eileen Resnik, and Tom Souers. See Attachment 1 for detailed attendance information for each commissioner.

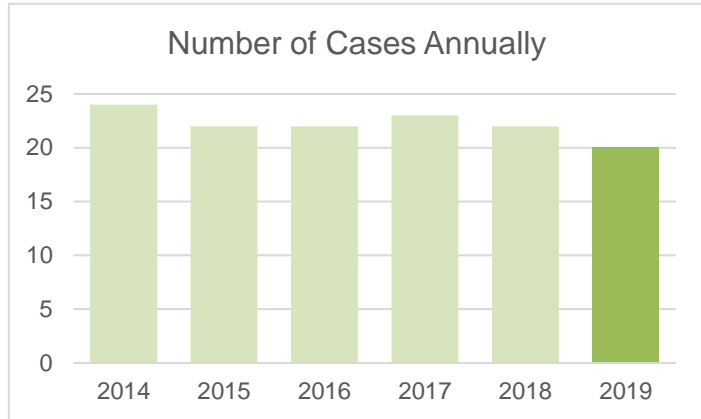
2019 Case Statistics

During 2018, the Planning and Zoning Commission reviewed 20 cases:

- 8 Zoning Changes
- 9 Special Use Permits
- 3 Plats

As shown in the chart to the right, this is just slightly below the average case load heard by the Commission over the past five years.

A map showing the location of these cases can be found as Attachment 2.



Notable Zoning Cases

Several cases stood out during the year:

- 1790-Z/Town of Addison (Jan) – For this case, the Planning and Zoning Commission reviewed the findings of the Addison Circle Special Area Study and recommended approval of an amendment incorporating those findings into the Town’s Comprehensive Plan. This vision marks an exciting next step in the continued development and expansion of Addison Circle and the incorporation of passenger rail service into the neighborhood.
- Case 1794-Z/Prestonwood Place (May) – Prestonwood Place is the 11 acre shopping center located at the southeast corner of Belt Line Road and Montfort Drive. The Center was originally developed in the late 1970’s. It does not meet many of the Town’s current development standards and has struggled to find an anchor tenant for years. In this case, the new ownership of the property proposed to make major improvements across the site. The plans call for transforming the vacant Service Merchandise building into an office and retail building, façade improvements on all buildings, adding significant amounts of landscaping, and addressing pedestrian improvements along Montfort road will provide much needed enhancements to this major corner of the Town.
- 1787-Z/Village on the Parkway (Aug) – The owners of Village on the Parkway proposed several improvements to their property including the addition of 239 residential units. This project generated significant interest in the community. The Commission reviewed the case and determined that the development did not meet the community’s standards and voted to recommend denial of the case.

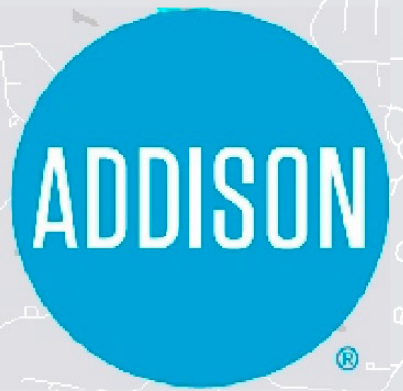
Conclusion

I want to thank all the Commissioners for their thoughtful preparations and open-minded assessments. We are sorry to lose Linda Gross and Jerry Dugan to relocation, but I wanted to thank them for their many years of service to the Town, and specifically to Linda for being my Vice-Chair over these many years. I want to personally welcome our two new Commissioners Nancy Craig and Chris DeFrancisco. We all look forward to a successful 2020 for the Town of Addison.

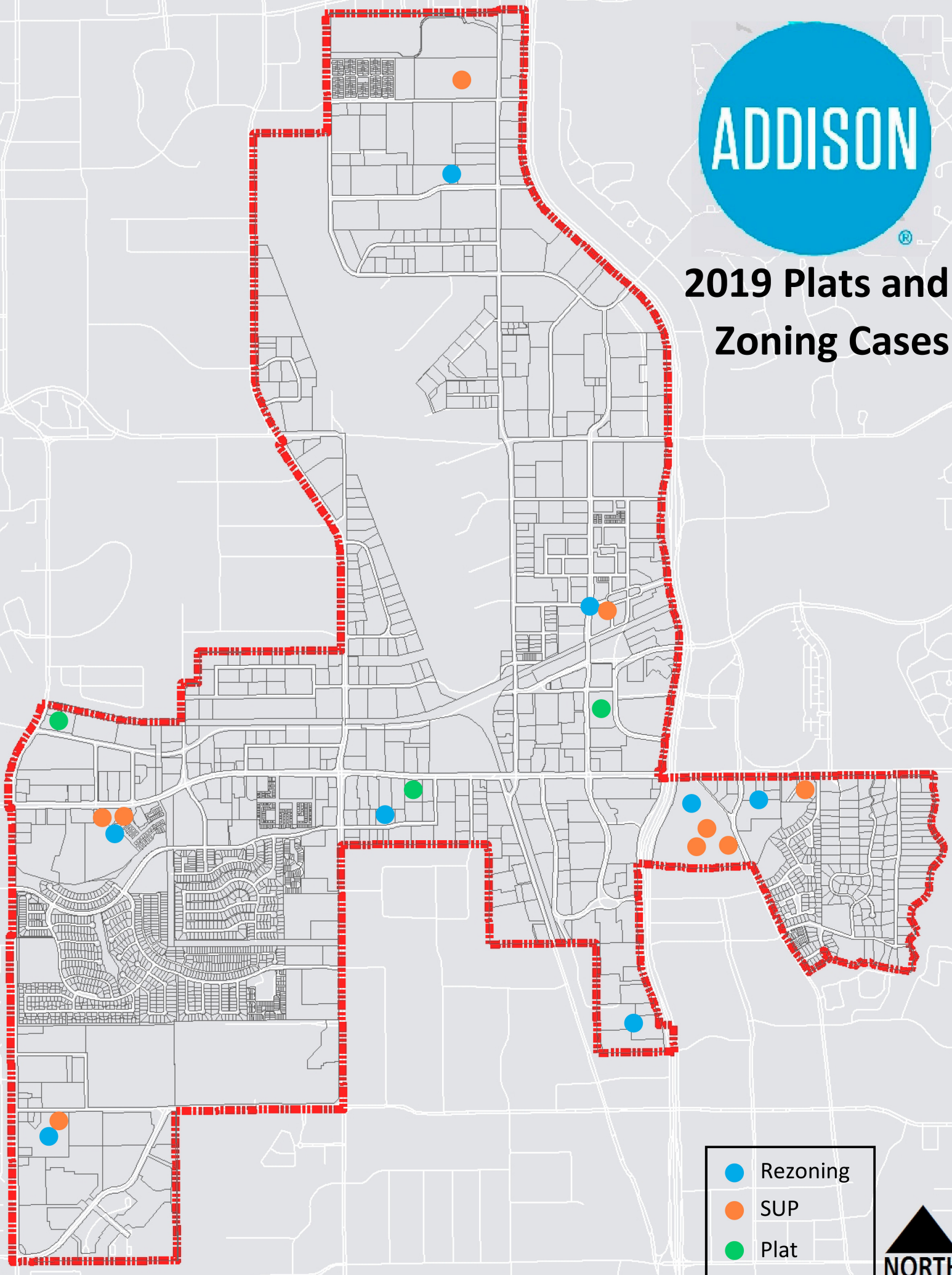
Again, I thank you for allowing me to serve the Town!




Planning and Zoning Commissioner Attendance Record - 2019

Commissioner	Present	Absent	Eligible	%Attend	15-Jan	19-Feb	19-Mar	16-Apr	21-May	18-Jun	16-Jul	20-Aug	17-Sep	15-Oct	19-Nov	17-Dec
Catalani, Bob	6	1	7	86%	P	P	No Meeting	P	A	P	No Meeting	P	No Meeting	No Meeting	P	No Meeting
Dougan, Jerry	7	0	7	100%	P	P		P	P	P		P			P	
Groce, Linda	5	1	6	83%	P	A		P	P	P		P				
Meleky, John	7	0	7	100%	P	P		P	P	P		P			P	
Resnik, Eileen	7	0	7	100%	P	P		P	P	P		P			P	
Souers, Tom	7	0	7	100%	P	P		P	P	P		P			P	
Wheeler, Kathryn	6	1	7	86%	P	P		P	P	A		P			P	
Averages				94%	100%	86%		100%	86%	86%		100%			100%	



2019 Plats and Zoning Cases



	Rezoning
	SUP
	Plat

